

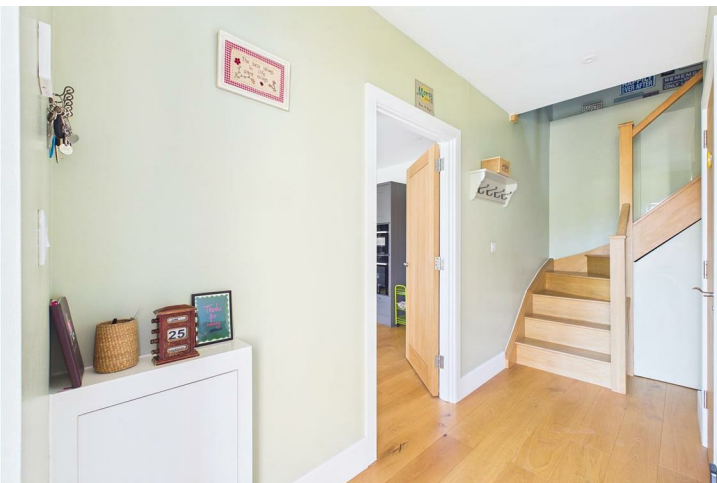
Court Farm Barns Clevedon BS21 6FX

£465,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1164.00 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

2



Warmth

Gas Central Heating



Parking

Two Allocated Spaces



Outside

Front Garden



EPC Rating

B



Council Tax Band

E



Construction

Standard



Tenure

Freehold

Beautifully converted and finished to an exceptional standard, this impressive barn conversion effortlessly combines character and contemporary living. Offering three generously proportioned bedrooms, two luxurious bathrooms and thoughtfully designed accommodation throughout, the property enjoys a wealth of charm, from its attractive stone façade to the modern comforts within, including underfloor heating across the ground floor.

At the heart of the home is a stunning kitchen and dining room, fitted with premium Neff appliances, ample storage and stylish finishes throughout. Designed with entertaining in mind, the dining area opens directly onto the garden, creating a seamless connection between indoor and outdoor living. A spacious sitting room provides a welcoming retreat, while a utility cupboard and cloakroom complete the ground floor accommodation.

The first floor continues to impress with vaulted ceilings and remote-controlled skylights that flood the space with natural light. The principal bedroom benefits from a Juliet balcony, fitted wardrobe and an elegant en-suite shower room, while two further well-proportioned bedrooms are served by a beautifully appointed family bathroom.

Outside, the south-facing garden has been thoughtfully landscaped to provide an attractive and low-maintenance space for relaxing and entertaining. A newly installed trellis has been added to the boundary fencing, enhancing privacy while complementing the garden's appealing design. The property also benefits from two allocated parking spaces.

Nestled within the picturesque Swiss Valley area of East Clevedon, the property is ideally positioned close to woodland walks, local amenities, highly regarded schools and excellent transport links. Combining timeless character with modern luxury, this exceptional home offers a wonderful opportunity to enjoy village-style surroundings with the convenience of town amenities close at hand.



"A surprisingly spacious home with flexible accommodation, communal gardens and excellent access to Clevedon's amenities."



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

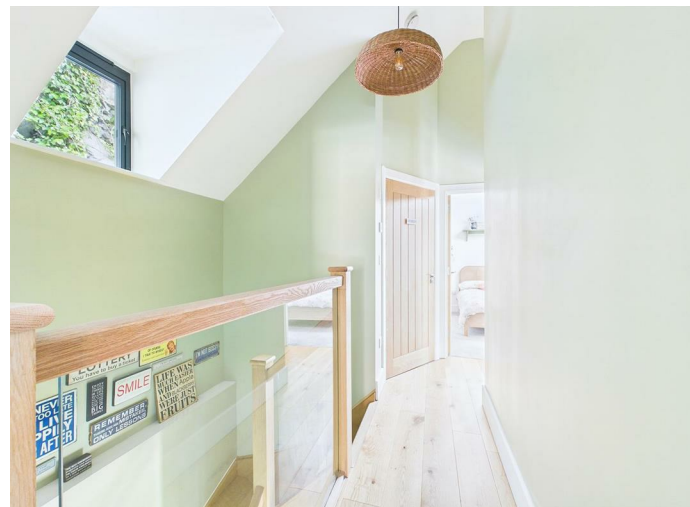
Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires

SERVICE CHARGE

£500 per annum

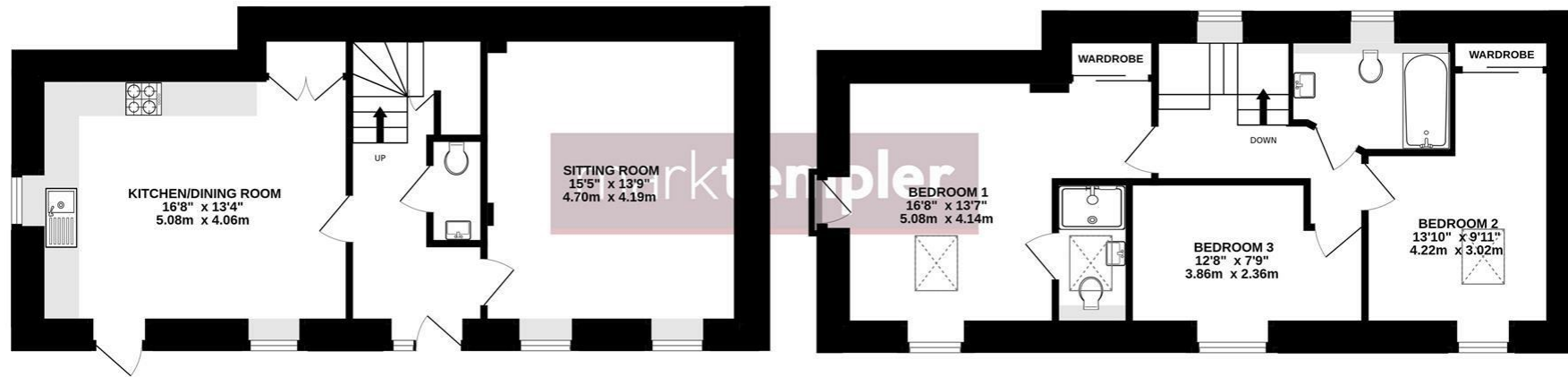


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GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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