



# THE CARTSHED

Upper Littleton, North Somerset BS40 8HF

**DJ&P**  
DAVID JAMES & PARTNERS

RESIDENTIAL

# THE CARTSHED

Upper Littleton

Winford, North Somerset, BS40 8HF

Detached, two bedroom barn conversion in an enviable rural setting.

- Detached barn conversion
- Sitting Room
- Kitchen / Dining room
- Garden room with bi-fold doors
- Two double bedrooms
- Shower room
- Pretty enclosed gardens
- Triple Garage and parking
- EPC Rating: D

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## DESCRIPTION

The Cart Shed is a charming detached barn conversion set within a small community of similar properties adjacent to Primrose Farm. Converted with an eye for detail and preserving the period features the property has been sympathetically extended in current ownership. It has an enclosed sunny garden, ample parking and a detached three car garage.

## SITUATION

Littleton Lane lies equidistant of Chew Magna and Winford in Upper Littleton, a small hamlet of period property on a south facing hillside. Winford offers local village facilities and primary school – serviced by a bus to the door! Chew Magna offers more comprehensive facilities: a comprehensive school, village shops, vet, bank etc.

## ACCOMMODATION

The entrance is via a traditional porch which has a concealed Worcester oil fired combination boiler which provides central heating and domestic hot water and plumbing for an automatic washing machine.

The porch leads to the open plan kitchen / dining room which has a dual aspect with windows to the side and rear, it is fitted with an extensive range of hand painted units with teak work-tops, a Belfast sink, integrated Neff hob and electric oven, integrated fridge and freezer, plumbing in place for a dish-washer, oak flooring, beamed ceiling and turning oak staircase rising to the first floor. A wooden double glazed door opens to the garden room.

The garden room provides a wonderful space with full width, fully folding, double glazed doors opening to the garden, two further windows each side and two Velux windows, and flag stone flooring.

Completing the ground floor accommodation is the sitting room which has two pairs of double glazed French doors opening to the garden and a window to the garden room. It boasts a feature natural stone fireplace with wrought iron wood-burning stove, beamed ceiling and oak flooring.

On the first floor are two double bedrooms both with exposed beams and polished floor boards, the shower room has a large fully tiled shower cubicle with chrome mixer shower, contemporary wash hand basin in vanity unit with storage and a concealed cistern wc.

## OUTSIDE

The garden is well enclosed by hazel hedging to the front and a natural stone wall to the rear. The garden is principally laid to lawn with a patio area adjacent to the garden room.

## Garage and Parking

There is a detached three car garage with light, power and water connected with a useful raised storage area in the pitched roof, additional car parking area to the side.

LOCAL AUTHORITY North Somerset Council

GUIDE PRICE £440,000

REFERENCE 25534/190418

## VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 01934 864300



## PLANS AND PARTICULARS

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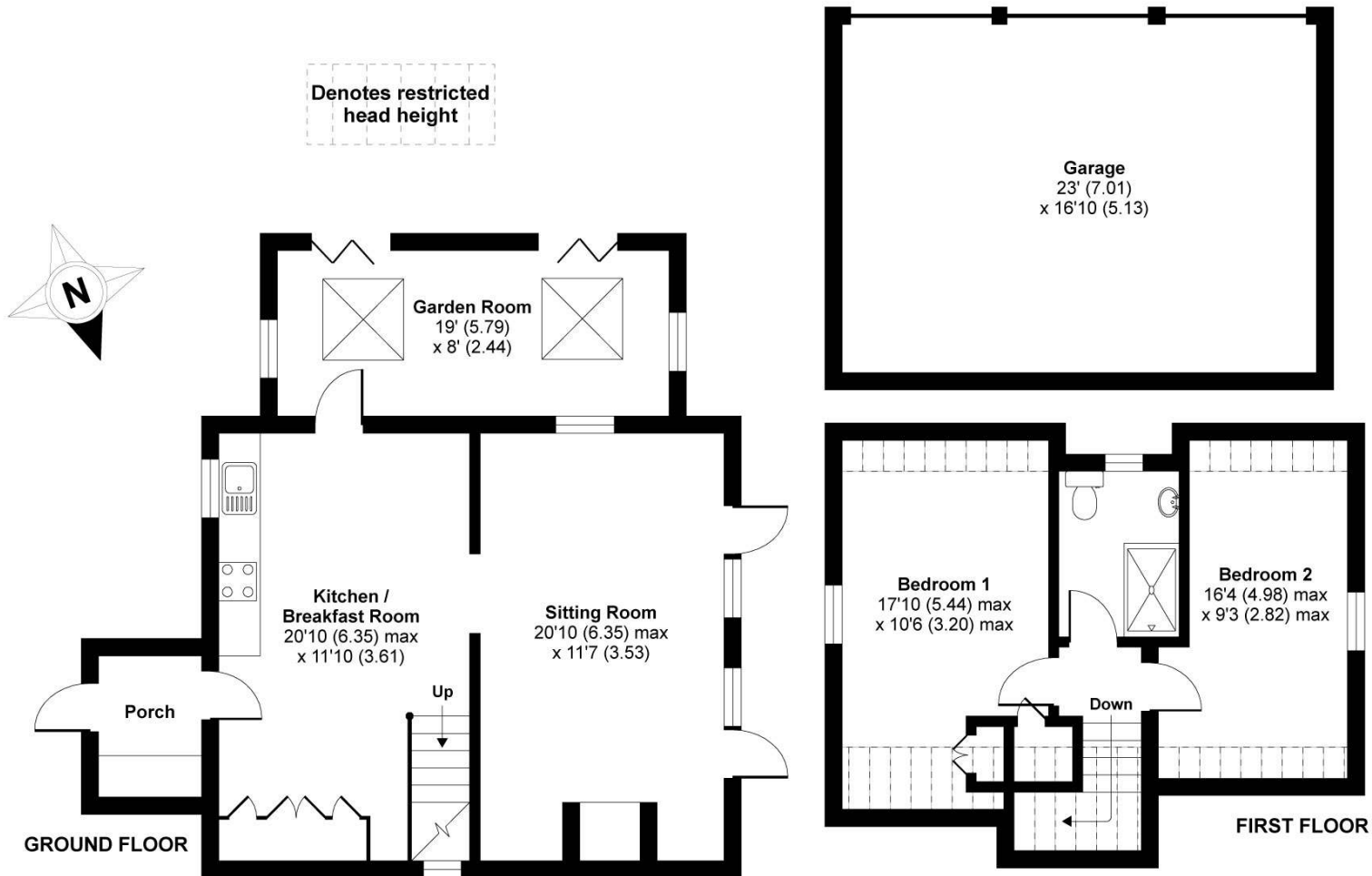
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**The Cartshed, Upper Littleton, Winford, Bristol, BS40**

APPROX. GROSS INTERNAL FLOOR AREA 1427 SQ FT 132.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



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