



RIDGE BARN
WESTERLEIGH ROAD
HENFIELD
BS36 2BU
OFFERS OVER £500,000

POSITIONED WITHIN A PRIVATE DEVELOPMENT SURROUNDED BY ROLLING COUNTRYSIDE, SITS THIS UNIQUE HOME, BRIMMING WITH CHARM AND INDIVIDUALITY, WHERE RUSTIC HOMAGE MEETS BOLD CONTEMPORARY LIVING.

In a former life, Ridge Barn served as a working hay barn, however following it's conversion circa 2000, this exceptional modern home now offers the opportunity to acquire a one of a kind property situated in a rural setting, whilst benefitting from excellent road links via the nearby A4174. Ridge Barn occupies an attractive plot, enjoying enviable privacy from neighbouring properties, whilst basking in a sunny south facing aspect to the front aspect, drawing in ample natural light into the home.

On arrival, Ridge Barn makes an inviting first impression, with the attractive stone facade acting as characterful backdrop against the colourful & established gardens. However, it isn't until you step inside the property, that Ridge Barn shows its true self, which is sure to leave a lasting impression. The tasteful use of traditional oak & stone, paired with statement feature glass & a contemporary open plan arrangement, results in a striking home, lending itself to an array of buyers, and offering an abundance of versatility.

The ground floor offering champions modern open plan living, lending itself as an ideal entertaining area, boasting an impressive sense of space & openness due to the well-considered design of the mezzanine level & vaulted ceiling. Downstairs, Ridge Barn gives a nod to its timeless routes, finished with traditional fixtures such as an oil fired Aga and a warming log burning stove, whilst enjoying desired modern comforts, underfloor heating being one! However, as you head upstairs to the bedrooms, floor to ceiling glass windows adds an element of lavishness to the offering and it's already premium feel.





However, Ridge Barn is not all style without substance, as the well-considered arrangement offers just as many practical benefits that shouldn't be overlooked.

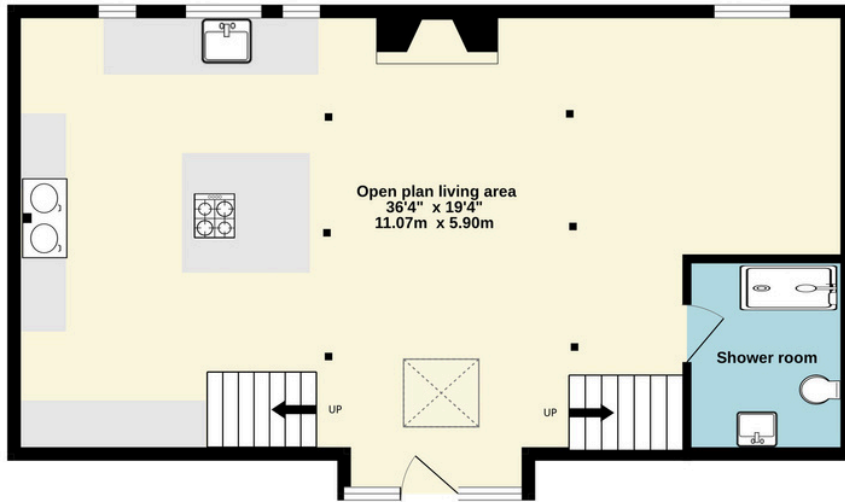
Both bedrooms offer ample fitted wardrobe space, whilst the primary bedroom enjoys the use of a newly fitted ensuite shower room. Also, an additional three piece bathroom can be found to the ground floor, a convenient benefit desired by many, whilst general storage throughout the property is plentiful.

Externally, Ridge Barn continues to impress, with the generous sized garden lending itself to both the green fingered enthusiast, as well as the admirer from the sides. A large courtyard area lends itself as an ideal space for alfresco dining, framed by established flower beds bursting with colour & leafy boundary hedging. Not only this, but a covered seating/dining area is welcomed addition to the outside area, perfect for the unpredictable British weather! Parking is plentiful, with ample private space to accommodate multiple vehicles positioned to the front of the plot.

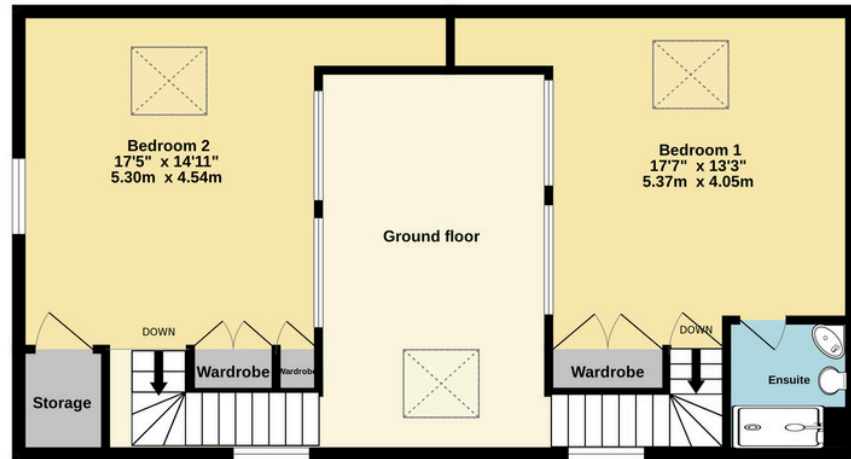
RIDGE BARN OFFERS ITSELF AS A PREMIUM ADDITION TO THE MARKET, FOR THOSE SEARCHING FOR A HOME THAT CHAMPIONS UNIQUENESS AND ORIGINALITY. FOR THOSE WHO ALSO DESIRE THAT RURAL SETTING, WHILST REQUIRING AN ELEMENT OF CITY LIVING. AND FINALLY, FOR THOSE THAT WANT A HOME THAT EXCITES THEM, AND LEAVES A LASTING MEMORY ON WHOEVER STEPS FOOT THROUGH THE DOOR, RIDGE BARN AWAITS.



Ground Floor
704 sq.ft. (65.4 sq.m.) approx.



1st Floor
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.4 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.

Made with Metropix ©2025

Energy performance certificate (EPC)

Ridge Barn Westerleigh Road Bristol BS38 2LP	Energy rating	Valid until:	24 May 2033
	D	Certificate number:	4020-2855-0661-5003-0703

Property type	Detached house
Total floor area	101 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance](#)).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get aratingfromA(best)toG(worst)and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

