

The Barn, 43 High Street Claverham BS49 4NE

£725,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
2211.70 sq ft



BEDROOMS  
4/5 plus 1



RECEPTION ROOMS  
2/3 plus 1



BATHROOMS  
3 plus 1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and double  
garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
E



A deceptively spacious five bedroom residence on the fringe of Claverham village. This loved family home is offered to the market with a well thought out layout enjoying a charming rural situation. Under the current ownership for in excess of 30 years, the property has been transformed into this sizable home within excess of 2200 sq ft of clever accommodation including a spacious one bedroom annex.

Accessed via the welcoming central entrance hall, providing access to all principal rooms. The private sitting room is located on the east corner of the property and enjoys a delightful dual aspect, with an outlook over the front garden and glazed door opening to the rear. A cosy open fire is the finishing touch to this social reception, ideal for family evenings in or entertaining with friends. The property's crowning jewel is the extended kitchen diner family room, this is open plan living at its best. This clever extension has created a surprisingly light, airy and spacious environment with a quality fitted kitchen, lantern light ceiling window, enclosed log burning fire and both bi-fold and French doors opening to the rear garden, perfect for all seasons. The home office provides a high degree of flexibility, adapting to whatever needs you may have. This is currently used as a home office but could also be ideal as a play room or ground floor double bedroom. The ground floor bathroom is extremely well finished and recently refitted with a modern three piece suite comprising low level wc, wash hand basin and panelled bath with independent shower over. This bathroom, as well as the additional reception room creates the ability to enable single level living, both short and long term if ever required. Upstairs, enjoys four bedrooms and family shower room. The principal bedroom enjoys a range of fitted wardrobes and en suite fitted with a four piece suite comprising low level wc, wash hand basin with vanity storage under, corner bath and corner shower with sliding glass doors.

Although currently open to the main residence, the annex would be ideal for those who are looking for an additional income or dependant relatives and could be totally self contained with some minor adjustments. Currently, the annex offers additional accommodation to the main residence providing further versatility to an already highly adaptable property. Independantly accessed via a private entrance and hallway which leads to the annex living room, currently open to the main home's kitchen diner and used as a family snug. The addition of a partition wall will keep this separate for those who are looking for an independent annex. Further annex accommodation includes fitted kitchen that could also be used as a utility to the main residence, double bedroom and recently refitted shower room.

Enjoying both generous and sizable gardens to the front and rear, fully enclosed and gated to the front. The front offers a well manicured lawn with established shrub and hedge borders, providing further privacy and sizable area laid to stone providing off street parking for numerous vehicles, detached double garage and a selection of sheds and timber outbuildings with power and water supply. The rear boasts two further manicured lawns, allotment area, raised deck with summer house and outdoor bar and patio area. The patio leads directly from the kitchen diner and is ideal for summer entertaining and barbecues.

The backwater of Claverham is a great location for those wishing to combine easy country living with fantastic country walks, and also being a great commuter base for both Bristol and surrounding towns. For commuting, the M5 junction can be found at both Weston Super Mare and Clevedon, railway stations at Yatton and Backwell with Bristol International Airport just at the top of the hill.













## Versatile residence on the fringes of Claverham



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.

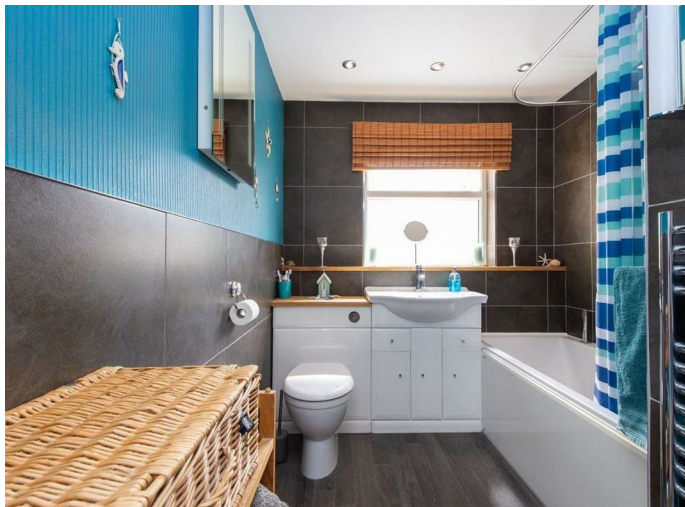




## Up your street...

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- Beautiful countryside walks
- Court De Wyck Primary School & Backwell Secondary School catchment area
- Claverham Village Hall & Tannery Bar
- Stepping Stones Community Pre-School
- Easy commuting to Bristol City Centre



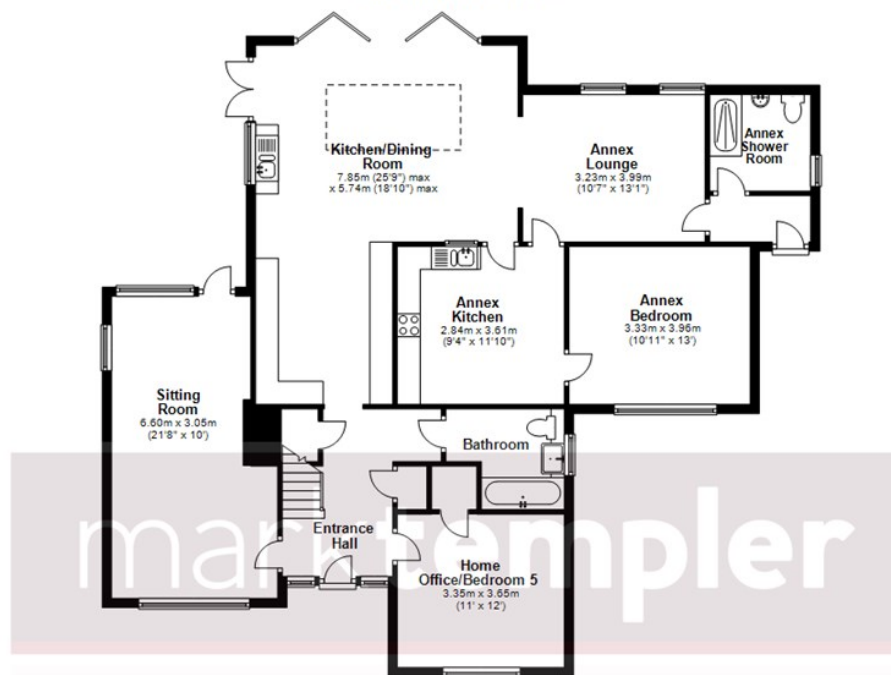
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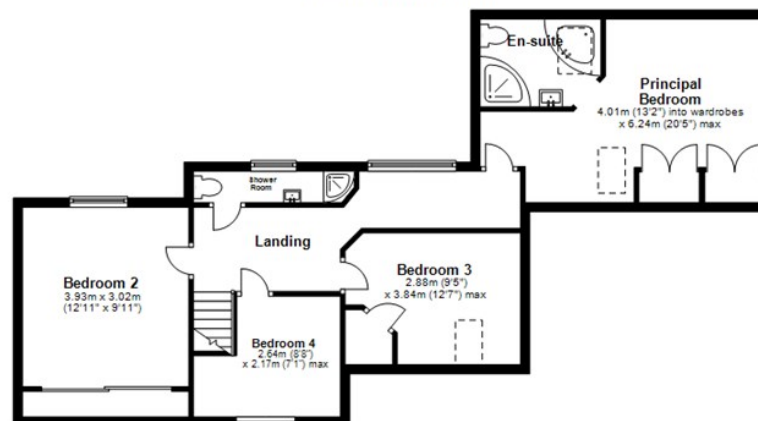


**Ground Floor**  
Approx. 134.6 sq. metres (1446.3 sq. feet)



**First Floor**

Approx. 70.9 sq. metres (763.3 sq. feet)



Total area: approx. 205.5 sq. metres (2211.7 sq. feet)

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.  
Plan produced using Planup.