

Court Farm Barns Clevedon BS21 6FX

£525,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

1164.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas under floor heating



PARKING

Two spaces



OUTSIDE SPACE

South facing garden



EPC RATING



COUNCIL TAX BAND

E

This beautiful barn conversion has been meticulously finished to an exceptional standard, this property offers three spacious bedrooms and two luxurious bathrooms. The attention to detail is evident throughout, with a thoughtful integration of modern finishes and traditional design elements. The original stone facade adds a touch of charm and character to the exterior, while inside, underfloor heating ensures a cosy and comfortable living environment.

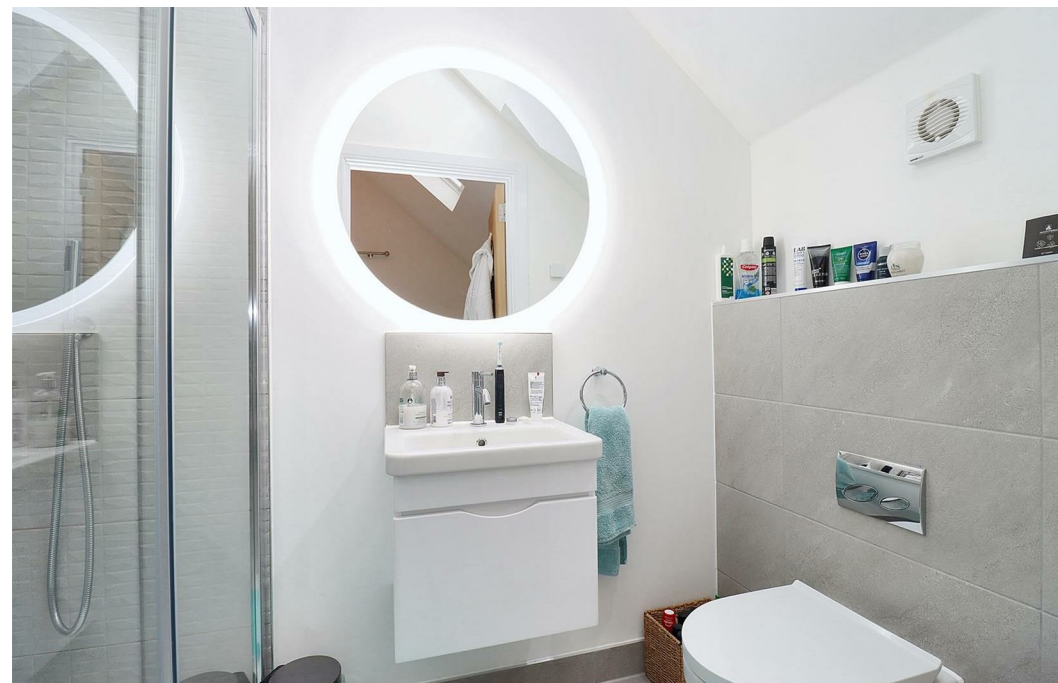
The heart of this stunning barn conversion is the contemporary kitchen dining room, which is sure to impress even the most discerning buyer. The sleek and stylish kitchen features top-of-the-line Neff appliances and ample storage space, making it a dream for any aspiring chef. The dining area sits to one side with direct access to the garden. On the other side of the hallway a generous sitting room creates a warm and cosy space for those long winter nights. The ground floor is completed by a utility cupboard and downstairs cloakroom. The first floor accommodation features vaulted ceilings throughout with remote controlled skylights flooding the space with natural light. The master bedroom features a juliet balcony, en-suite shower room and fitted wardrobe.

Outside, this property offers two allocated parking spaces, ensuring convenience for residents and their guests. The landscaped garden has been thoughtfully designed to create a low maintenance space that is perfect for relaxing and enjoying the summer months. Situated on the South face of the barn, providing a picturesque backdrop for outdoor entertaining.

Located in the picturesque Swiss Valley within East Clevedon, this property offers an ideal location close to woodland walks, M&S Food, schools, and transport links. Whether you're looking for a peaceful retreat or a convenient base for exploring the surrounding area, this barn conversion is sure to exceed your expectations.



## Thoughtful integration of modern finishes and traditional design elements



### 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. To do this, we need your full name including titles, dates of births 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 £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.



Up your street...

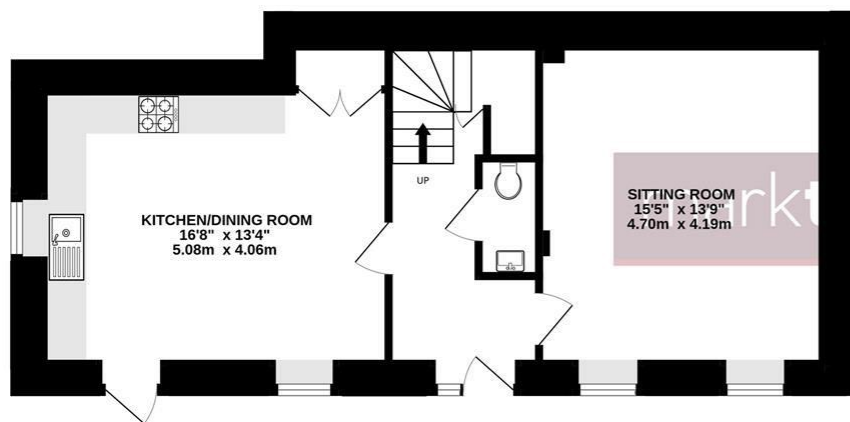


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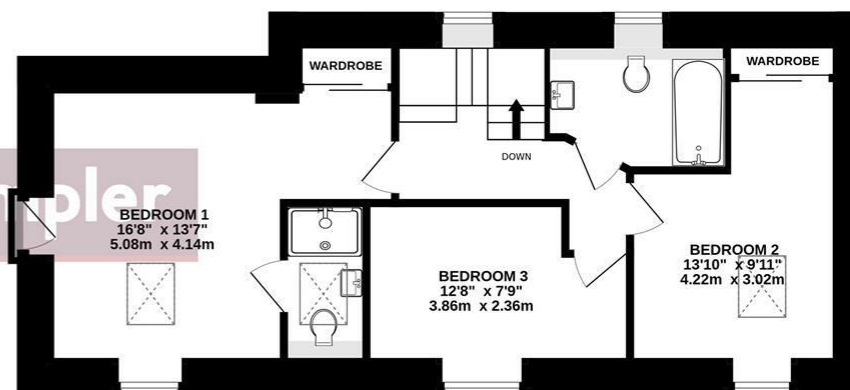




GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



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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