

Court Farm Barns Clevedon BS21 6FX

£479,950

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 South facing garden
	
EPC Rating B	Council Tax Band E
	
Construction Standard	Tenure Freehold

This beautiful barn conversion has been finished to a high standard, offering three generously sized bedrooms and two luxurious bathrooms. The meticulous attention to detail is evident throughout, blending modern finishes with traditional design elements. The charming original stone facade enhances the exterior, while inside, underfloor heating creates a warm and comfortable living environment.

At the heart of this home is the contemporary kitchen and dining area, sure to impress even the most discerning buyer. The kitchen is equipped with high-end Neff appliances and plentiful storage, making it a dream for any chef. The dining area opens directly into the garden, providing an ideal space for al fresco dining. On the opposite side of the hallway, the spacious sitting room offers a cosy retreat for long winter evenings. The ground floor also features a utility cupboard and a downstairs cloakroom.

Upstairs, the accommodation boasts vaulted ceilings with remote-controlled skylights that flood the space with natural light. The master bedroom includes a Juliet balcony, an en-suite shower room, and a fitted wardrobe.

Outside, the property provides two allocated parking spaces for convenience, along with a landscaped garden designed for low-maintenance living. The garden, situated on the south-facing side of the barn is perfect for outdoor entertaining during the warmer months.

Nestled in the scenic Swiss Valley in East Clevedon, this home enjoys an enviable location close to woodland walks, M&S Food, schools, and transport links. Whether seeking 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

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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 **Head Projects (Surveyors)**: 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

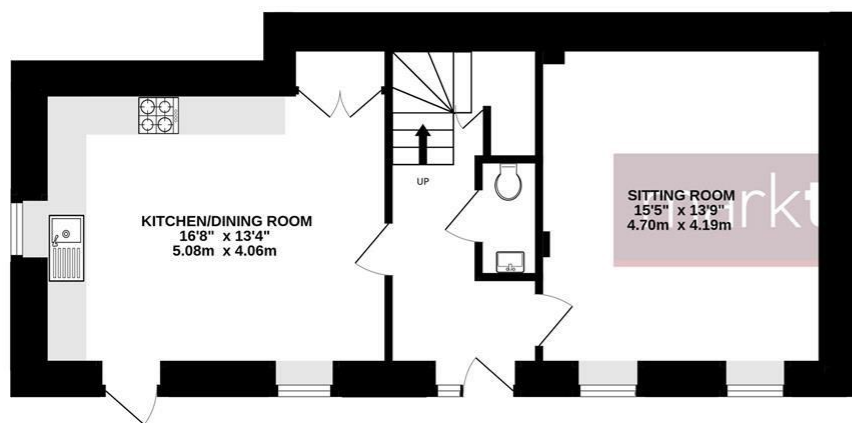
£500 per annum



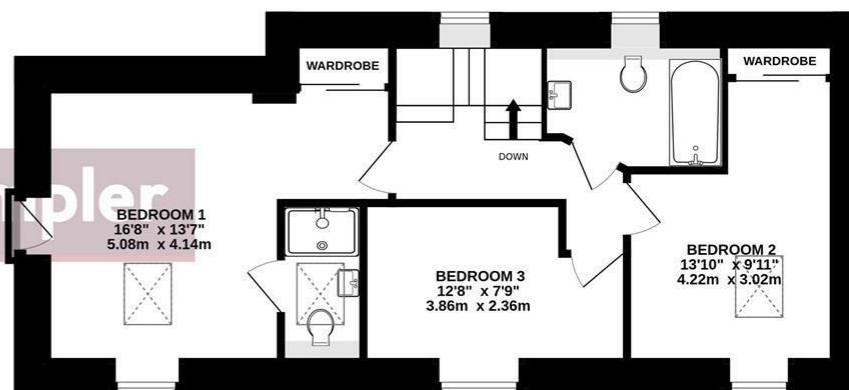
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GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



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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