



Cherry Tree Barn, Butcombe, Bristol, BS40 7XF

- Dressed Stone Barn
- Stylish and Individual
- Exposed Beams
- Limestone Floors
- Under Floor Heating
- Bespoke Kitchen
- Welcoming Dining Hall
- Sitting Room with Wood burner
- Well stocked Gardens
- Garage and Workshop



CLASS IN THE COUNTRYSIDE!

Stylish Cherry Tree Barn is part of cluster of buildings down a quiet county lane in the heart of the Chew Valley countryside. This really is a brilliant example of a barn conversion, exposed wood ,limestone floors with underfloor heating, bespoke built kitchen with appliances, comfortable sitting room with wood burner and an elegant dining hall.

There are three great sized bedrooms, the main with an ensuite and the family bathroom has a chic free-standing bath.

Outside are well stocked gardens and a veggie patch with plenty of areas to relax and entertain in.

There is plenty of parking, a garage and a workshop.

Our vendors have secured their next home so are keen to find the next owner of their beautiful home.

The hamlet of Butcombe is situated just north of Blagdon Lake on the outskirts of Chew Stoke and can be found in the heart of Chew Valley countryside. Nearby villages of Chew Stoke and Blagdon have an abundance of local facilities including shops, pubs, restaurants, and schooling. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the world





ROOM DIMENSIONS:

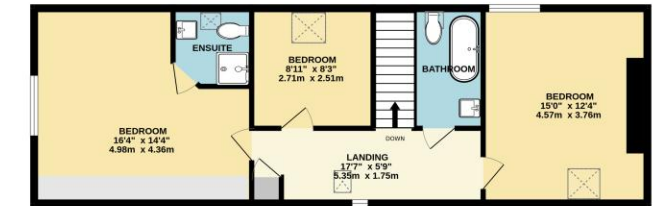
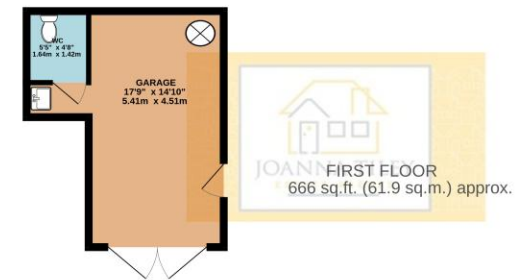
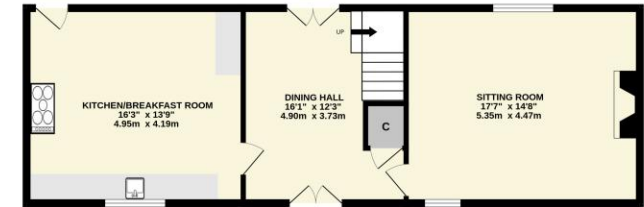
Ground floor:

SITTING ROOM 17'7" x 14'8"
KITCHEN/BREAKFAST ROOM 16'3" x 13'9"
DINING HALL 16'1" x 12'3"

First floor:

BEDROOM 16'4" x 14'4"
BEDROOM 12'4" x 15'0"
BEDROOM 8'8" x 8'11"
LANDING 17'7" x 5'9"
BATHROOM 5'2" x 9'0"
ENSUITE 5'1" x 5'10"

GROUND FLOOR
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 sq.m.) approx.
Whilst every effort 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 misstatement. 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 C2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Joanna Tiley Estate Agents

Fairseat, 4b Stoke Hill, Chew Stoke, Bristol, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com