



Little Court, 14b Chapel Lane, Winford, Bristol, BS40 8EU

- Transform this barn into your dream home
- Exposed oak beams & wooden floors
- Open-plan kitchen and living space
- Three spacious double bedrooms
- Modern family bathroom
- Two private outdoor areas
- Parking for Several Cars
- NO FORWARD CHAIN
- Village Location
- Land by Separate Negotiation



DRESS STONE BARN WITH CHARACTER - READY FOR A PERSONAL TOUCH!

Little Court is a charming barn, part of a small cluster of buildings on a peaceful lane in the village of Winford. Brimming with character, it features exposed oak beams, wooden floors, and countryside views. Step through the wooden front door into the welcoming entrance hall, which opens onto a private courtyard-perfect for morning coffee. The hall also leads to a modern family bathroom.

The barn has three double bedrooms; each filled with natural light and rustic charm. Two of the bedrooms include built-in storage.

Upstairs, the open-plan kitchen and dining area boasts a vaulted ceiling with exposed oak beams and a striking apex window that floods the space with light. Doors open directly to the garden, and stairs lead down to the private parking area.

There is parking for two cars and potential to buy land by separate negotiation.

No forward chain, Little Court is ready for its next chapter-an ideal opportunity to create your dream home in this delightful village setting.

Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the shop and the excellent The Prince of Waterloo which is a fantastic family pub serving great food.

Local schooling is available the very well-regarded Winford Primary School in the centre of the village and for secondary schooling there is nearby Chew Valley School with transport provided.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty.

The village is perfectly placed for commuting to both Bristol and Bath. 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

ENTRANCE HALL 13'5" x 5'3"

HALL 15'10" x 9'0"

BATHROOM 9'7" x 5'5"

BEDROOM 15'4" x 11'7"

BEDROOM 14'1" x 11'2"

BEDROOM 9'11" x 9'1"

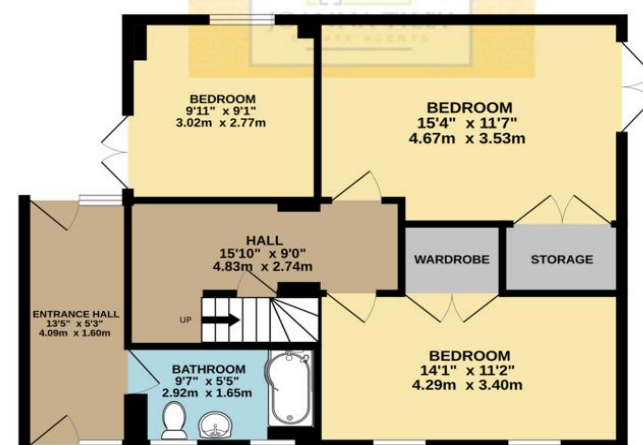
First Floor

KITCHEN/DINING ROOM 26'2" x 14'2"

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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