

TELEPHONE 01225 904999



Butcombe, Redhill
Bristol BS40

 Peter Creatorex





A detached barn conversion,
set in an idyllic rural location

Offers in excess of
£700,000



Overview

Nutgrove Barn is an attractive detached barn conversion set in an idyllic rural location, offering the perfect blend of countryside tranquillity and close proximity to Bristol

Surrounded by stunning views, the property boasts beautifully maintained gardens with delightful private seating areas ideal for relaxing or entertaining. Immaculately presented throughout, the home features a beautifully fitted Maplewood kitchen complete with integrated appliances, along with modern bathrooms that add a touch of contemporary luxury.

Packed with character and charm, it includes exposed beams and a cosy wood burner in the living room. The master bedroom enjoys the added benefit of a private terrace, providing a perfect vantage point to soak in the breathtaking scenery. In addition, the property offers a double garage and ample off-road parking, making it as practical as it is picturesque.







Period charm combined with practicality of modern day living

in a quarter of an acre of well maintained, landscaped gardens

- A detached three-bedroom barn conversion set in a peaceful Somerset countryside location
- Surrounded by open fields and approached via a country lane
- Beautifully crafted maple wood kitchen by Oxlease Workshop with Rangemaster gas and electric stove
- Master bedroom suite with private balcony offering far-reaching countryside views
- Two spacious reception rooms, including one with French doors to the terrace
- Cosy reception hall with Villager wood-burning stove
- Stylish shower room, plus family bathroom
- Galleried landing with dual aspect windows and under-eaves storage
- Driveway parking and double garage

Location

The village of Butcombe, located in North Somerset at the foothills of the Mendips within an Area of Outstanding Natural Beauty, is a picturesque rural community. The surrounding landscape provides excellent opportunities for outdoor activities such as walking, cycling, and horse riding, with scenic trails and sweeping views.

The village is well connected for commuters, with Bristol International Airport close by and mainline railway stations available in Yatton, Weston-super-Mare, and Bristol.

KEY FACTS

- Council: North Somerset, Band E
- Central heating: Oil fired Worcester combi boiler
- Drainage: septic tank
- Mains electricity and water
- Broadband - Truespeed
- Double glazed throughout



Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Creatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



For more information please
get in touch with our team

PETER GREATOREX

TELEPHONE 01225 904999

INFO@PETERGREATOREX.CO.UK

4 QUEEN STREET, BATH, BA1 1HE



Your home deserves
extraordinary.



The Apartment Company.Co.uk Limited Registered Office:
The Orchard High Street Blagdon BS40 7TQ Company registration number:
4990816 VAT number: 822144267 Ombudsman number: D00785