



Old Wells Road, Cranmore, Somerset, BA4 4GD

Encompassing 4 acres, this residence boasts a high-specification barn conversion, detached lodge home and a substantial timber-frame carport workshop barn, positioned in an Area of Outstanding National Beauty offering stunning rural living.



Barn Conversion

Transformed by the present owners into this exemplary standalone home, the barn conversion was completed in 2022 and is perfectly positioned to take full advantage of some outstanding views and sunsets over the beautiful Mendip countryside. The interiors feature high ceilings with roof windows allowing in an abundance of natural light, has comfortable and energy-efficient underfloor heating throughout, a central open chimney with woodburning stove (practical in the winter months and aesthetic all year round), and patio doors opening the inside out into the attractive gardens.

Stepping inside, the entrance leads off to the handy utility room and a high ceiling inner hallway where three good-sized bedrooms are located off. The main bedroom benefits from full ensuite bathroom plus walk in wardrobe, and there is a separate family shower room. Through double wooden glazed doors, you are lead through to the living accommodation; an impressive open plan kitchen/sitting room/dining room featuring a focal woodburning stove and sociable country style kitchen with central island with breakfast bar seating, ample space for a dining room table and chairs and fitted with integral appliances.



Entrance Hall

Part obscured glazed front door opens into the entrance hall which proceeds to a spacious and welcoming inner central hallway featuring a very large built in storage cupboard and high ceilings arranged with 4 ceiling windows allowing in lots of natural light. The flooring has been laid with a practical Kardeam wood effect that runs throughout most of the accommodation and has overhead concealed ceiling spotlights. Oak doors open to the bedrooms and shower room. Sliding oak door leading into:

Utility Room

9'1" x 4'9"

Fitted with a range of neutral light grey wall and base units with contrasting natural wood surfaces over and raised splashback surrounds inset with a light composite sink drainer with arched kitchen tap over. The utility room provides generous cupboard and draw storage with plumbing and space for washing machine.

Kitchen Lounge Dining Room

34'6" x 14'4"

The living accommodation runs the entire depth of the property and is arranged in an open plan concept that

completely opens the home into a very impressive space, flooded with natural light via roof windows, and with vaulted ceilings that further enhance the space. This is an exceptional sociable hub for the whole family, and perfect for entertaining, that enjoys defined lounge, kitchen, and dining areas enjoying outstanding countryside views via an attractive triple aspect.

Main Bedroom & En Suite Bathroom

14'9" x 10'2"

This double bedroom features a double height sloping ceiling with concealed spotlights, with partition wall to an open plan walk in wardrobe arranged with fitted shelving, hanging, and draw storage.

Bedroom Two

10'2" x 9'11"

Another good-sized double bedroom with double glazed window to the front aspect and featuring generous built in cupboards and wardrobes fronted with oak doors.

Bedroom Three

10'3" x 6'5"

Built in single wardrobe with storage cupboard over fronted by oak doors.

Shower Room

Fitted with a contemporary suite comprising combined vanity wc basin unit incorporating wash hand basin with mixer tap over, cupboard storage and Nuance grey wood effect splashback. Walkin shower with concealed control waterfall shower over, Nuance grey wood effect shower boarded adjacent walls and glass screen doors.

Annexe Lodge

There is also a separate detached Lodge that has proven a popular Air B&B holiday let and has the potential to provide a good income. An impressive 2-bedroom en suite home finished to a high specification, with the exterior benefiting from stylish feature cladding and the





interior providing spacious open plan living accommodation maximising the potential for space. With lounge diner and kitchen providing all the amenities required in a modern household, including integral appliances, the main bedroom boasts an ensuite bathroom and has fitted wardrobes, the second bedroom is another double with fitted wardrobe, and the family shower room is well-appointed. Outside there is a private terrace to enjoy the views and a separate access from the main property to driveway parking.

Carport, Garage & Workshop

This substantial wooden framed outbuilding is an excellent addition and is arranged into double carport, storage, garage, and workshop. Constructed using quality timber and has power and light connected. Not only used for vehicle storage, but the outbuilding also provides a variety of optional functions including home offices and studio space.

Gardens & Land

The property is set in grounds amounting to four acres featuring encompassing gardens arranged with generous lawns, a productive vegetable garden and a patio terrace encompassing the property providing seating areas that



enjoy the sunshine all day long, are excellent spaces for entertaining and enjoying the surrounding countryside views. The paddock is sectioned off with gated access from the gardens and driveway, enclosed by hedging and fencing and predominantly used for grazing and hay production.

Services

The property in entirety is on mains water, has a septic tank and the underfloor central heating and hot water is fuelled via an LPG heating system. An underground LPG

tank has been installed which operates on a monitored, automatic LPG home delivery system.

Agent's Note:

The current owner is retaining an area of land located to the paddock far boundary. This is currently fenced off and laid with hedgerow, and application for separate gated access is currently being sought.



welcome to

Little Acorns, Old Wells Road, Cranmore, Somerset, BA4 4GD

A quite stunning blend of contemporary design, high specification and energy efficient features are found in this impressive barn conversion that is set in an outstanding plot of circa 4 acres of gardens and paddock, that also accommodate a detached lodge and a large timber framed double car port with storage barn and workshop, fronted by a vast gated driveway approach.

Little Acres is not just a beautiful home, it also offers owners a complete lifestyle package. 4 acres the grounds offer a variety of uses including the potential for equestrian use, the outbuilding is ideal to run a home business from, and the impressive lodge could provide an extra income as an AirB&B holiday let / long term let or as an annexe for a family member. Ultimately, this is a home that is perfect for entertaining family and friends in the heart of beautiful countryside, found only a few miles from the neighbouring towns and cities of Wells, Bath, Bristol, and Frome where rail connections into London can be found. A remarkable home providing substantial and well-planned living accommodation, offering a perfect blend of modern living amidst a stunning rural setting.

Price

£875,000

- Single Level Barn Conversion ** Plot Approaching 4 Acres
- Plus An Impressive 2 Bedroom Detached Lodge Home
- Outbuilding / Carport Barn & Workshop
- Close to Wells, Bath & Bristol ** Uninterrupted Views

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



To find out more information or to arrange a viewing call

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