



Gatcombe Farm, Flax Bourton

AlexanderMay  
SALES & LETTINGS



## Gatcombe Farm, Flax Bourton, BS48 3QT

Guide Price: £1,175,000

- Detached Contemporary Barn Conversion
- High Level Finish Throughout
- Beautiful Open Plan Kitchen / Dining / Family Room
- Living Room
- Study
- Four Bedrooms
- Master Bedroom with Walk in Wardrobe & En-Suite
- Family Bathroom & Jack & Jill Shower Room
- Level Rear Garden with Patio Area
- Allocated Parking

### SUMMARY

The Grain Barn is a contemporary four-bedroom detached barn conversion located on Gatcombe Farm in the beautiful North Somerset village of Flax Bourton. Situated behind the amazing family run farm shop & café offering a range of quality meats & fresh fruit and veg. The Greedy Goose offers tasty breakfasts as well as a brilliant carvery! The location of the stylish home is absolutely unique offering an idyllic lifestyle for a growing family, with open green spaces with all different kinds of farm animals on your doorstep. The barn was converted by the vendors two years ago and the love and attention to detail they have invested is clear to see, resulting in a simply beautiful finish throughout. The accommodation is laid over two floors. On entering the property, a double-height glazed entrance hall creates a striking first impression, filling the space with natural light. The hall is enhanced by sleek micro cement flooring, which continues into the spacious open-plan kitchen/dining/family room, giving a durable, modern aesthetic with the added benefit of underfloor heating. At the heart of the home is a bespoke in-frame Shaker-style kitchen with high-end appliances, premium quartz worktops, a large island and ample storage with an adjoining utility room. Bi-fold doors running the width of the barn, seamlessly connect the family space with a level enclosed garden. The warmth and character of the room is complemented by a central biofuel wood burner, providing an eco-friendly, stylish focal point. On the ground floor there is also a separate lounge, a study and cloakroom. Upstairs, the property boasts four double bedrooms, including a master suite with a dressing room and a spacious en-suite bathroom. Two further bedrooms benefit from a Jack & Jill en-suite, while a large family bathroom serves the fourth bedroom. A key highlight is the expansive balcony, which spans the full width of the property and is accessed through bi-fold doors from the master suite and French doors from bedroom 2, offering countryside views. Upstairs, high vaulted ceilings create a sense of light and space. Outside, the property enjoys a level, private garden which is mainly laid to lawn, with ample space for outdoor dining, relaxation, and a hot tub. Two Dedicated parking spaces are included, along with additional allocated guest parking spaces. Despite its tranquil, rural feel, the property is just a short stroll from both Long Ashton and Flax Bourton, providing the perfect balance of countryside seclusion and convenient access to local amenities, not to mention the beautiful woodland walks on its doorstep.

### ACCOMMODATION HALLWAY

Access to first floor. Cloakroom

### KITCHEN / DINING / FAMILY ROOM

Two windows to front. Bi-fold doors to side. Bespoke range of base and wall units with quartz worktop over. Island unit with storage below. Integrated appliances include fridge freezer, double oven and four ring induction hob with downdraft extractor fan. Belfast sink. Double front biofuel log burner. Micro cement floor.

### UTILITY ROOM

Range of base units with stainless sink. Space and plumbing for washing machine and dishwasher. Partly tiled. Micro cement floor.

### LIVING ROOM

Window to side.

### STUDY

Window to side and front.

### FIRST FLOOR ACCOMMODATION BEDROOM ONE

Bi-fold doors leading out to balcony overlooking garden. Walk in wardrobe. Velux window. Radiator.

### EN-SUITE SHOWER ROOM

Velux window to side. Mains fed enclosed shower cubicle. Vanity unit. Low level WC. Heated towel rail. Partly tiled.

### BEDROOM TWO

French doors to side, access to balcony. Radiator.

### BEDROOM THREE

Window to side. Radiator.

### BEDROOM FOUR

Bedroom to side. Radiator.

### JACK & JILL SHOWER ROOM

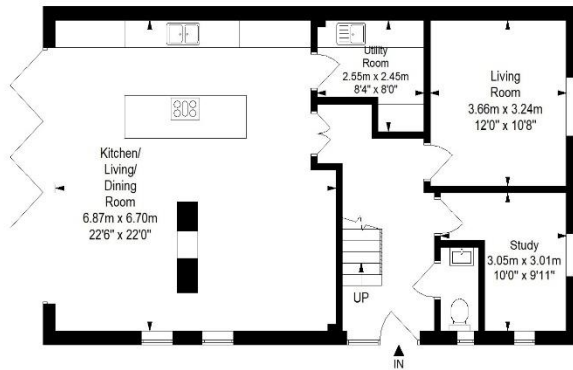
Window to side. Enclosed mains fed shower cubicle. Vanity unit. Low level WC. Heated towel rail.

### FAMILY BATHROOM

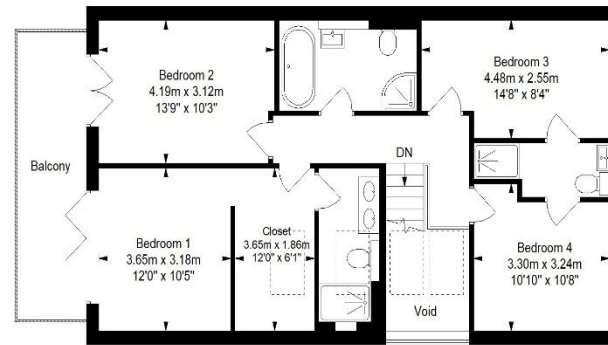
Velux window to rear. Corner mains fed shower cubicle. Bath. Vanity unit. WC. Heated towel rail.

### OUTSIDE

The garden is fully enclosed and mainly laid to lawn to patio area which used to be an old mill stone. Useful storage lock up. Space for hot tub. Extremely private.



**Ground Floor**



**First Floor**

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print



**Tenure**  
Freehold

**EPC Rating**  
C

**Council Tax Band**  
G

**Services**

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