



debbie fortune
ESTATE AGENTS



The Old Barn

Uphill



The Old Barn–Uphill Road South

Uphill, Weston-Super-Mare, BS23 4TUG

Guide price £1,100,000

A superb contemporary barn conversion situated in a wonderfully discrete position in Uphill. The Old Barn offers versatile accommodation within the principal property, plus further accommodation in the form of a separate dwelling currently used as a profitable Air B&B. The property is set within spacious grounds with further potential plus plenty of off street parking.

SITUATION

The town centre of Weston-super-Mare is just a short drive away and amenities include the indoor Sovereign Shopping Centre, doctors, dentists, museum, library, cinema, theatre as well as Weston sea front, promenade and Grand Pier. There are state schools in Lympsham and Weston-super-Mare, and for independent education, Sidcot is an excellent private school just 4 miles away in Winscombe, while Bristol, Taunton, Glastonbury and Street also offer a wide variety of schools. Uphill beach is a 5 minute walk away. The M5 is within easy reach as is the mainline railway at Weston. Bristol Airport is an easy drive to the north with its scheduled and low cost flights, both national and international. The countryside is well known for its beauty and offers a variety of community pursuits within a short drive.

DIRECTIONS

Proceeding towards Weston-super-Mare on the A370 Bridgewater Road, as you approach the Weston General Hospital roundabout proceed left towards uphill and then at the mini roundabout take the first left onto Uphill Road South, the property can be found a short distance up the road on the left.

Property Information...

Tenure - Freehold
Council tax band – E

We have noticed A truly outstanding lifestyle property finished to an exacting standard with private grounds and potential to create and income via the separate one bedroom barn. Uphill beach is a 5 minute walk away.

- Outstanding detached contemporary barn conversion
- Separate profitable one bedroom barn with Air B & B
- Exceptional designer interior blending modern refinements and period character
- Sitting Room, Gymnasium, Games/Family room, plus study
- Contemporary modern kitchen/dining room with bi-fold doors to the garden
- Four/Five beautifully appointed bedrooms with three en-suite bathrooms, separate



DESCRIPTION

The property is approached via electric five bar gate that leads you into a generous and private gravelled driveway that allows for plenty of secure parking, giving you an immediate sense of the privacy and space that the property enjoys... The traditional facade of the barn creates a wonderful first impression, with its attractive local stone elevations and handsome clay tiled roof. Entering the property you continue into a welcoming, light and airy reception hallway, which features a beautiful glass and oak staircase rising to the first floor and an open galleried landing.

To the right of the hallway lies the sitting room, a stunning dual aspect room which is focussed around an impressive stone fireplace, to the side of the fireplace are several recesses for media appliances as well as a feature wood store. The room is decorated in sophisticated neutral tones, a feature that resonates throughout the house. From the sitting room a few shallow steps descend into one of the most impressive rooms in the house, the magnificent kitchen/dining room. Showered in natural light with a high vaulted ceiling and fantastic dual aspect, you are drawn towards the plush graphite grey bi-fold doors that seamlessly link the room to the outside. The kitchen itself is fitted with a substantial range of Cashmere coloured wall and base units, with a sleek contrasting quartz counter top. The kitchen features many quality integrated appliances including an AEG induction hob with extractor hood over, four eye level AEG ovens, integrated Fridge and Freezer and integrated dishwasher. A superb central island unit provides additional storage, along with a breakfast bar for informal dining or sharing a glass of wine. Above the kitchen are four remotely operated Velux windows, bi-fold doors that span nearly the entire width of the rear wall and there is also surround sound speaker. The kitchen also features a smart tiled floor, attractive geometric tiled splashback, hot tap and under pelmet lighting. There is also a useful separate utility room to the side which has plumbing for white goods.

Continuing along the inner hallway you come to the first of the properties four/five bedrooms, a spacious double room which has its own well-appointed en-suite, this useful ground floor bedroom is perfect for an older relative, visiting guests, or indeed an independent teenager. To the opposite side of the hallway through smart internal Oak door is access to another versatile room which is currently utilised as a home gymnasium by our vendors, this great size room could easily be furnished as a fifth bedroom if required.

Completing the ground floor accommodation is an exceptional games/family room, with a washroom/w.c, accessed via a neat study area this 24'7 x 16'3 room is a wonderful addition to the house and a great space for families to gather for a game of pool, relax and watch a movie or host garden a house party. A stylish feature wall has a recess for a large wall mounted flat screen TV and also features a contemporary Scandinavian style wood burning stove. To the rear of the room a further set of bi-folding doors with integrated blinds lead out to a raise deck and the room also features surround sound.

Moving onto the first floor, the properties remaining three bedrooms and family bathroom can be found off the superb galleried landing where a feature slate wall adds further contemporary detail. The Master bedroom is set to right of the landing and as with every other room within this stunning house, it is beautifully appointed and uniquely individual, to either end of the bedroom distinctive feature walls add modern character and a behind one you will find a fantastic walk in dressing room with fitted hanging rails, draws and intimate lighting. The master bedroom is completed by a luxurious en-suite bathroom with a porcelain tiled floor which has underfloor heating, and porcelain tiled splashback. The modernistic design of the room includes a freestanding soft curved bath with feature lighting, wall mounted T.V, his and hers feature sinks, and a large walk in double shower with rain fall shower head. Black out blinds and a heated towel rail and even more convenience.

The remaining two bedrooms can be found at the opposite end of the landing, and both are good sized double rooms, one of which has its own smart en-suite bathroom, whilst the other lies adjacent to the family bathroom.

Outside, the gardens at the old barn are every bit as impressive as the house and continue the theme of spacious entertaining areas as with the house coupled with discrete quiet spaces to relax and unwind. To the rear of the house a large tiled terrace with a glass balustrade that provides a perfect spot for summer barbecues and al-fresco dining, this connects to a generous decked area with a wood store and stone steps descending to the gardens. The garden area is wonderfully private offering both full sun and shade, there are several mature specimen trees and lots of room for children's play equipment, there is a large corrugated iron shed and a small paddock, which has huge potential, subject to the necessary permissions.

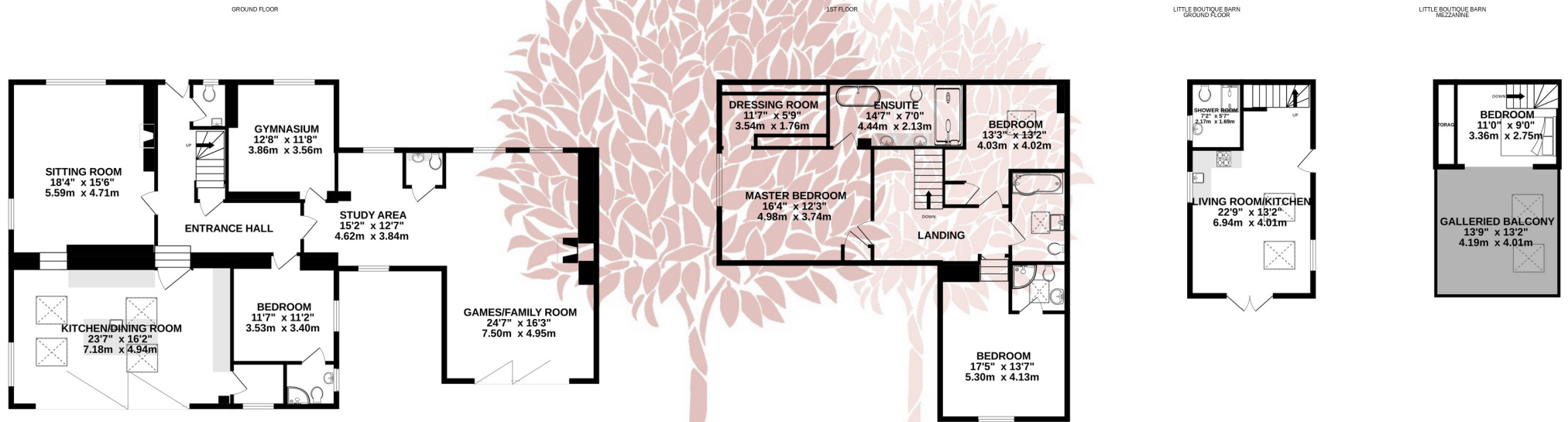
THE LITTLE BARN BOUTIQUE

The old barn also features an incredible one bedroom detached barn which is meticulously finished throughout with a chic contemporary interior, it has its own driveway with separate access and parking space along with its own private garden and hot tub. It generates a healthy income via Air B&B every year. Ideal for supplementing your income the little barn could also provide accommodation for a dependent relative or visiting friends and family.





Floorplan



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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