



Winters Lane, Redhill
£680,000

 debbie fortune
ESTATE AGENTS www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 3

Receptions: 2

Occupying a generous, private plot behind secure gates, West Barn is an immaculately presented barn conversion that perfectly blends rustic charm with contemporary living. Situated on the rural edge of Redhill, the property enjoys sweeping countryside views and has been thoughtfully designed with long-term sustainability in mind, featuring an excellent EPC rating (A), an air source heat pump, solar panels, underfloor heating, high-performance glazing, comfort cooling via air conditioning and wired ready for EV charging.



At its heart, a bright open-plan living, dining, and kitchen space offers wide-plank oak flooring, exposed beams, and a freestanding log burner. Full-width bi-fold doors frame panoramic views, filling the room with natural light. The bespoke kitchen is fitted with premium units and integrated Neff appliances, centered around a sleek island with breakfast bar – ideal for entertaining or enjoying a morning coffee with the ever-changing landscape as your backdrop.

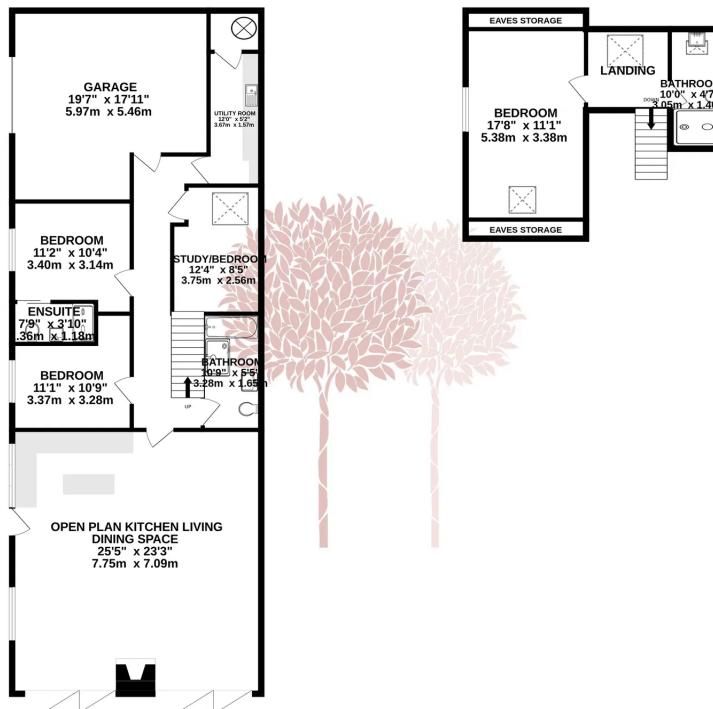
The ground floor also features two double bedrooms, one with a beautifully finished en-suite, a family bathroom with freestanding bath and walk-in shower, and a versatile third room currently used as a study. Skylights and carefully considered layouts ensure the spaces are bright, airy, and practical for modern family life.

A well-appointed utility room and spacious garage with scope to be converted to additional living space (STPP) provides additional storage and functionality. The property sits on a shared plot with one other barn conversion, which was completed at the same time to an equally high standard. Oak stairs lead to the first-floor double bedroom, which enjoys uninterrupted countryside views and built-in storage. The adjoining bathroom continues the home's refined finish, with a walk-in shower, modern fittings, and a Velux window that floods the space with natural light.

West Barn is a unique, energy-efficient home that combines style, comfort, and modern living with a tranquil rural setting, offering a truly exceptional lifestyle opportunity.



GROUND FLOOR
1445 sq.ft. (134.2 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows and other items are approximate. The developer reserves the right to make any errors, 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02025



What we love about this property... We think West Barn is a truly unique home, beautifully converted with exceptional attention to detail. The stunning, uninterrupted countryside views are simply breathtaking and make this property a rare find.

Situation: West Barn is peacefully situated on Winters Lane, just on the rural outskirts of Redhill, offering a tranquil countryside setting while remaining within easy reach of key local amenities. The nearby village provides essential shops, highly regarded schools, and convenient transport links, including close access to the M5 and Bristol Airport. For outdoor enthusiasts, the surrounding area boasts beautiful walking trails and open green spaces, making this location ideal for those seeking a balanced lifestyle with both nature and connectivity on their doorstep.

Directions: From Bristol on A38 heading south, proceed past the airport, then past the garage on your right and take the next right signposted to Wrington, down Long Lane. Travel around half a mile and Winters Lane is a sharp turning on the right. Continue along this lane until you reach the private gated entrance to West Barn on your right. What3words //exotic.matter.careful

Material Information: This property operates on gas central heating. Council Tax band: D EPC Rating: A