



**The Old School, Kenn Street, Kenn, Clevedon, BS21 6TN**  
**£650,000**

Steven  
*Smith*

Dating back to 1841, this charming stone built detached former school offers a rare blend of character, space and setting, with open views across the countryside towards the Mendip Hills. Set in the heart of the sought after village of Kenn, the property enjoys a peaceful rural feel while remaining exceptionally well connected. Inside, the flexible living accommodation is full of period charm, with well proportioned rooms that adapt easily to modern family life. Upstairs are three comfortable bedrooms, providing calm and characterful spaces, while outside a separate stone building in the garden is currently used as a home office but would be equally well suited as a garden room, studio or games room. Kenn is a picturesque village known for its strong community and countryside walks, making it ideal for those who enjoy village living without feeling isolated. Despite its rural charm, the property is conveniently located close to Clevedon's vibrant seafront, independent shops and cafés, while Yatton train station provides excellent commuter links to Bristol, Exeter and beyond. This is a home that offers heritage, flexibility and a relaxed West Country lifestyle in an enviable setting.

#### **Accommodation (all measurements approximate)**

##### **GROUND FLOOR**

Double doors open to entrance vestibule with a quarry tiled floor and space for

shoes and coats etc. An impressive set of second double doors open to:

##### **The Hallway**

A light and airy space with window to front, stairs to first floor, window to rear.

##### **Cloakroom**

White suite of WC, washhand basin, obscure window.

##### **Sitting Room 14' 8" x 14' 0" (4.47m x 4.26m)**

A front to back room with window looking out onto Kenn Street and a set of french doors opening out to the south facing rear garden. Feature fireplace, built in book shelving with storage below.

##### **Kitchen 10' 5" x 9' 10" (3.17m x 2.99m)**

Beautifully fitted with a range of high gloss fronted wall and base units with working surfaces, sink with mixer tap and drainer, plumbing for dishwasher, space for fridge/freezer, wine rack, gas and electric cooker points with fitted extractor hood, copper splashbacks, original stained glass window and serving hatch to the dining room. Door to rear garden, tiled effect floor, access to the Worcester gas fired boiler. There is also a door giving access to a walk in pantry and plumbing for washing machine.

##### **Dining Room 14' 0" x 10' 7" (4.26m x 3.22m)**

A great second reception room, again like the sitting room front to back with

window looking out onto Kenn Street and second window to rear. Feature fireplace, built in storage, serving hatch to kitchen, tiled effect floor.

##### **FIRST FLOOR**

**Landing.** Two skylights providing an outstanding view across the local Church grounds taking in the local countryside and the Mendips beyond.

##### **Bedroom 1 14' 9" x 14' 8" (4.49m x 4.47m)**

A lovely master bedroom with built in bedside drawers and dressing table, window overlooking the rear gardens and taking in the local Church, farmland and the Mendips in the far distance and also south facing. Access to loft space, further built in wardrobes, skylight.

##### **En-Suite**

With a three piece suite of WC, washhand basin, shower cubicle, partially tiled walls, tiled effect floor, skylight, access to loft space, built in cupboard.

##### **Bedroom 2 14' 1" x 10' 8" (4.29m x 3.25m)**

With skylight to front and second skylight to rear.

##### **Bedroom 3 10' 5" x 9' 9" (3.17m x 2.97m)**

A third double bedroom with skylight to front, access to loft space.

## Family Bathroom

With a four piece white suite of WC, washhand basin, bath and shower cubicle, partially tiled walls, wood effect floor, skylight. Access to the airing cupboard housing the hot water cylinder.

## OUTSIDE

There is immediate access from Kenn Street to the impressive front door with a fabulous stone arched canopy. To the right hand side there is an allocated parking space for one car and to the left hand side a garage door opens to:

### **The Garage 15' 0" x 10' 4" (4.57m x 3.15m)**

With power and light and a second garage door opening to:

## The Rear Garden

The rear garden is a a particular delight and has been hard landscaped for ease of maintenance consisting of patio slabs and a fine array of established small shrubs and trees to borders and at the rear of the garden a raised deck which is a great place for outdoor entertaining. The garden is bound by a mixture of panelled fencing and stone wall, there is also access to the front of the property from either side via lockable gates, outside water tap.

### **Home Office/Studio 10' 11" x 8' 8" (3.32m x 2.64m)**

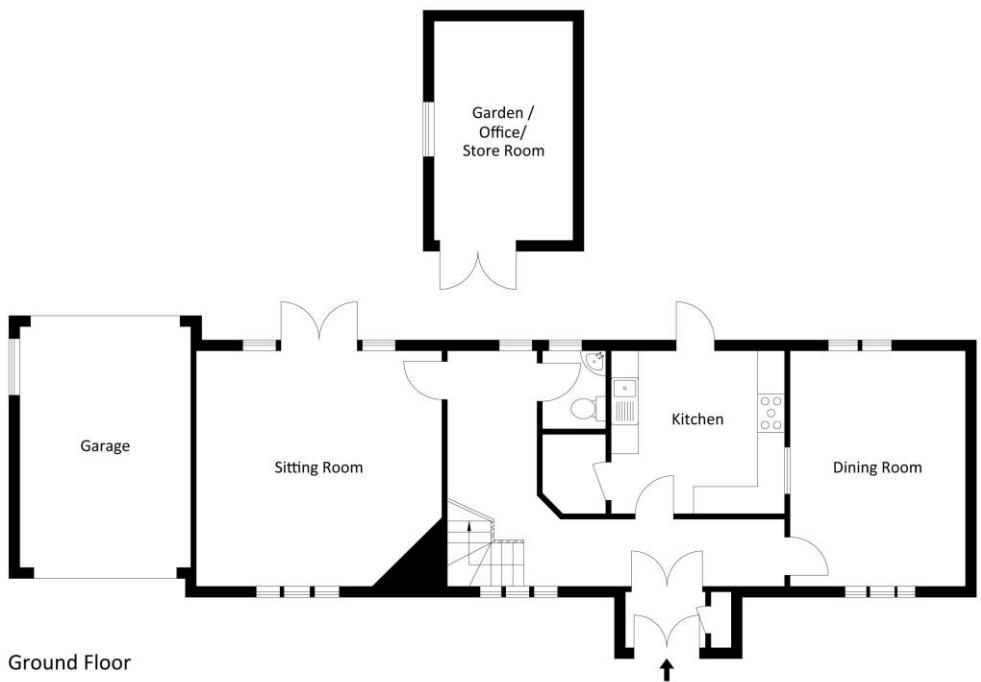
Of stone construction with french doors and a window to side, access to loft space, wood effect floor.

The outside photos were supplied by the seller in a different season.





**Kenn Street, Kenn, Clevedon BS21 6TN**  
 Approx. Area 940.40 Sq.Ft - 87.40 Sq.M  
 (Total area includes Garage/Garden Office)



Detached House

Freehold

3

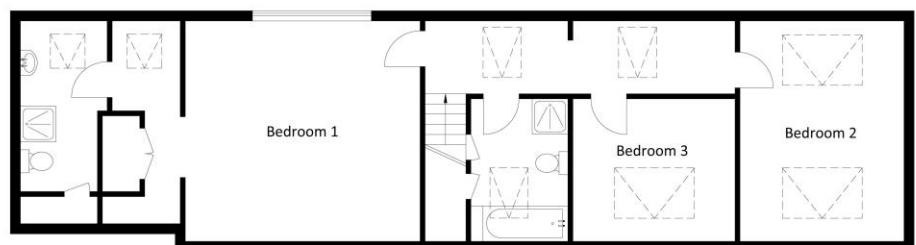
Garden

2

E

2

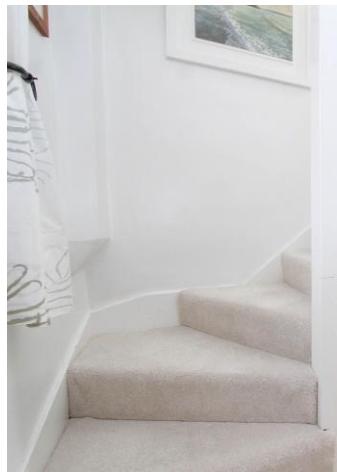
**EPC** E



Gas Central Heating

Garage





#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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