



## THE BARN CLEVEDON ROAD

Portishead, BS20 8PR

Price £700,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Quintessentially British and bursting with character and extremely well presented, this four bedroom detached barn conversion is situated just on Clevedon Road, yet retains the feeling of being in the middle of the countryside. Located at the heart of the village of Weston-in-Gordano is just a short distance to Clevedon and Portishead. This property provides a surprisingly spacious and unique living space secured behind a walled garden with a gated driveway and large garage with electric door.

The accommodation briefly comprises of lounge, study, kitchen/breakfast room, utility room, family room, bootroom/boiler room, four generous size bedrooms en-suite to master bedroom, separate shower room and bathroom. The popular village setting adds to the appeal, offering a sense of community and convenience. This property is sure to capture your heart so call us today to book a viewing!

## Situation

Weston in Gordano is a small, lively and friendly village situated in the picturesque Gordano Valley. The village offers easy access to great walking routes, including Middle Hill Common and connections to the Gordano Round. The village has a strong sense of community, and the Social Committee organises a range of events each year. There is an active Gardening Group holding regular meetings, and organising the infamous annual plant sale. In the village you will find the beautiful Church of St Peter and St Paul erected in the 12th Century. There also is a lovely village pub, The White Hart.

## The local area

The local area\*

3.6 miles - Hill Road, Clevedon

1.7 miles – Gordano School

3.0 miles – Portishead Marina

3.4 miles – Junction 20, M5

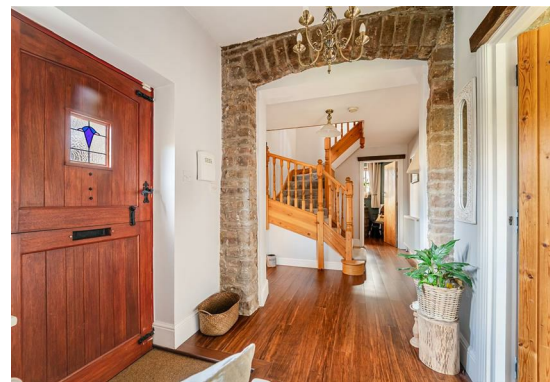
\* Distances are approximate & sourced from Google Maps

## Local Authority

Council Tax Band:

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hallway

## Cloakroom

Double glazed window to side, low level W.C, pedestal wash hand basin

## Lounge

16'6 × 13'11 (5.03m × 4.24m)

Twin double glazed windows, feature fireplace, TV point

## Study

8'5 × 5'9 (2.57m × 1.75m)

Double glazed window to side

## Kitchen/Breakfast Room

16'6 × 14,1 (5.03m × 4.27m,0.30m)

Double glazed window to side, Range of Shaker style fitted wall and base units with roll edge work surfaces, stainless steel sink unit with mixer tap over, range cooker, wine cooler, dishwasher, fridge freezer, doors to family room and utility room.

## Utility Room

10'5 × 7'8 (3.18m × 2.34m)

Glased door to rear garden, Range of wall & base units with roll edge work surface, space for washing machine and tumble dryer, door to bootroom/boiler room

## Family Room

15'5 × 10'6 (4.70m × 3.20m)

Double glazed window and doors leading out to garden, working log burner

## Master Bedroom

16'6 × 13'11 (5.03m × 4.24m)

Twin double glazed windows, Door to ensuite

## En-suite

Three piece suite comprising walk in shower, low level W.C and pedestal wash hand basin

## Bedroom Two

14'1 × 8'2 (4.29m × 2.49m)

Double glazed window

## Dressing Room

Luxury Dressing room with plenty of built in wardrobes and hanging space

## Bathroom

Double glazed opaque window, three piece bathroom suite comprising of roll top bath with claw feet with shower over, low level w.c and pedestal wash hand basin.

## Bedroom Three

14'2 × 10'11 (4.32m × 3.33m)

Twin skylight windows

## Bedroom Four

13'11 × 10'11 (4.24m × 10.28m)

Skylight window, storage cupboard

## Shower Room

Three piece suite comprising walk in Shower cubicle, low level W.C and pedestal wash hand basin

## Outside

There is a beautifully maintained garden with a peaceful seating area, enclosed by stone boundary walls. There is side gated access leading to the large garage which has electric door and tandem parking for 2 vehicles in front

## Material Information

## PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric, gas.
- Water meter.
- Gas central heating.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

















TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

