



THE THRESHING BARN, KENN

Clevedon, BS21 6TN

Guide Price £650,000 - £675,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A rare opportunity to acquire this individual architecturally designed barn conversion occupying a pleasant courtyard setting within the charming village of Kenn. The unique character property boasts generous living accommodation including a stunning country style kitchen, large living room with feature log burning stove, study/optional fourth bedroom, three double bedrooms, luxury bathroom and en-suite facilities. Outside there are beautifully maintained gardens, access to a useful utility & store room and spacious carport. Only from an internal viewing can you fully appreciate all that this wonderful property has to offer!

Situation

The property is situated in a small village just on the outskirts of Clevedon providing easy access to the town and its local amenities. For commuters, the B3133 transport link and junction 20 of the M5 are only a short distance away.

The local area

1.07 miles – Junction 20, M5

1.87 miles – Yatton Train Station

5.94 miles – Bristol Airport

* Distances are approximate & sourced from Google Maps

Local Authority

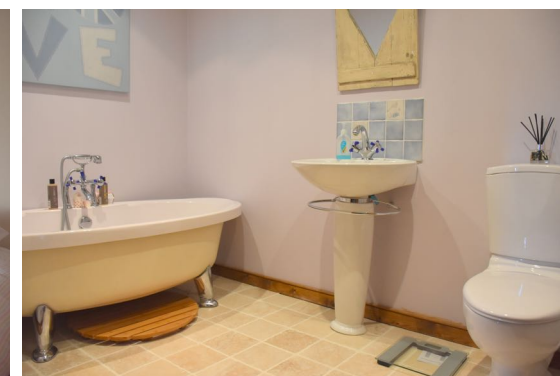
North Somerset Council. Council Tax Band: F.

EPC Rating: E.

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

01275 341400

CLEVEDON@MAYFAIRPROPERTIES.NET



PROPERTY DESCRIPTION

Entrance door leads into:-

Entrance / Dining Hall:- 23' 2" x 15' 11" (7.06m x 4.85m)

With raised spindled staircase rising to first floor landing, exposed ceiling beams, spot lighting, two radiators, space for dining table, double glazed window to front aspect, rear door leading to carport.

Cloakroom:-

Fitted with close coupled WC, wall mounted wash hand basin with tiled splash backs, extractor fan, radiator, small double glazed window to rear aspect.

Study / Optional Fourth Bedroom:- 11' 9" x 11' 2" (3.58m x 3.40m)

Telephone point, spot lighting, radiator, double glazed window to front aspect.

Living Room:- 17' 0" x 15' 8" (5.18m x 4.77m)

Feature inglenook fireplace incorporating large log burning stove, exposed ceiling beams, TV and telephone points, spot lighting, radiator, double glazed windows and french doors to rear aspect.

Kitchen:- 15' 11" x 11' 7" (4.85m x 3.53m)

Luxury bespoke handcrafted country style kitchen fitted with a range of matching wall and base units with solid wood worktops over. Inset ceramic Belfast sink unit with mixer tap

over and twin draining boards, tiled splash backs. Large gas fired Aga, integrated dishwasher, space for fridge freezer. Tiled flooring, spot lighting, extractor fan, smoke alarm, radiator, double glazed windows to front and rear aspects, stable door to rear garden.

First Floor Landing:-

Vaulted ceiling, smoke alarm, radiator, double glazed windows to front aspect.

Bedroom One:- 10' 6" x 10' 5" (3.20m x 3.17m)

Vaulted ceiling, built in wardrobes, telephone point, radiator, double glazed windows to side aspect. Door into:

En-suite:-

Fitted with a contemporary white suite comprising of shower unit with mains shower over, close coupled WC, wall mounted wash hand basin, tiled flooring, spot lighting, extractor fan, heated towel rail, small double glazed windows to front and side aspects.

Bedroom Two:- 16' 0" x 12' 1" (4.87m x 3.68m)

Vaulted ceiling, TV point, spot lighting, radiator, double glazed window to front aspect, double glazed skylights.

Bedroom Three:- 11' 0" x 9' 11" (3.35m x 3.02m)

Built in wardrobes, spot lighting, TV point, radiator, double glazed window to front aspect.

PROPERTY DESCRIPTION

Family Bathroom:- 9' 2" x 6' 0" (2.79m x 1.83m)

Fitted with a luxury suite comprising of freestanding bath unit with shower mixer tap over, close coupled WC, pedestal wash hand basin with tiled splash backs, tiled flooring, spot lighting, extractor fan, heated towel rail.

Outside:-

To the front is a shared courtyard laid to tarmac, access into store room, steps up to the front entrance, access to carport, side gate leads into:

Rear Garden:-

Fully enclosed by panelled fencing and stone walling, enjoying a south westerly direction offering a good degree of sunlight throughout the day, predominantly laid to lawn with mature shrub and gravelled borders. Additional patio slabs laid across the back of the property providing a sheltered seating area and offering access into:

Utility Room:-

With plumbing for washing machine, space for tumble dryer and chest freezer, floor mounted gas fired boiler, power sockets and lighting.

Carport:-

Space for two cars, water tap, lighting, rear entrance door.

Additional Parking:-

Two further parking spaces located next to the carport/garden.









For illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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 Floor plans - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being a representation either by the Seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

