

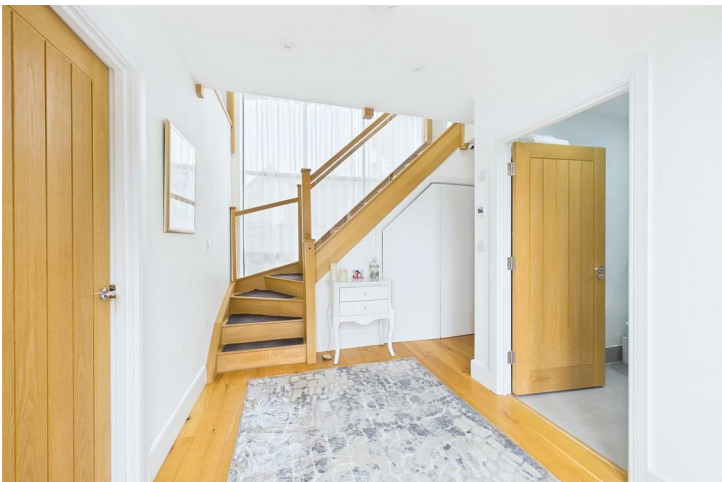
All Saints Lane Clevedon BS21 6FX

£499,950

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
891.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
2



Warmth
Underfloor Heating



Parking
Driveway



Outside
Landscaped



EPC Rating
B



Council Tax Band
E



Construction
Standard



Tenure
Freehold

A truly unique detached barn conversion, beautifully finished throughout and forming part of the exclusive Court Farm development. Converted only a few years ago, this individual home combines contemporary styling, excellent natural light and practical living spaces to create a property unlike any other within the development.

Accessed via an electric sliding iron gate, the property enjoys a private approach with ample off-road parking for several vehicles. The accommodation has been thoughtfully designed in an 'upside-down' configuration, maximising both light and outlook. On the ground floor, a welcoming central hallway leads to two generous double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, whilst a contemporary family bathroom serves the remaining accommodation. Useful storage is provided by an under-stairs cupboard, which also houses the washing machine.

The first floor is undoubtedly the centrepiece of the home, offering an impressive open-plan kitchen, dining and living space. Cleverly arranged to create distinct areas for relaxing and entertaining, the room enjoys an abundance of natural light from windows on all sides together with skylights overhead. The attractive kitchen is fitted with a comprehensive range of units, a central island and a selection of integrated appliances including a fridge/freezer, dishwasher, double oven and wine cooler. The sitting area enjoys a Juliet balcony and attractive views towards the wooded backdrop beyond.

Outside, the property benefits from sunny front gardens comprising lawn and patio areas, ideal for outdoor dining and entertaining. A useful shed with power and lighting provides additional storage or workspace.

Court Farm is a select development of just nine homes, with this charming barn being the only property of its kind. Situated on the edge of town, local shops, schools and a public house are all within walking distance, while excellent transport links are also nearby.



"A beautifully designed and truly individual barn conversion, combining contemporary style, exceptional natural light and a peaceful village setting."



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, gas, water and drainage.

Solar panels owned

BROADBAND AND MOBILE COVERAGE

Superfast broadband available with highest available download speed 79 Mbps and highest available upload speed 20 Mbps.

Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

Additional Information

£500 pa service charge paid in two installments, which includes access to a further parking space in the main development and all communal ground maintenance, including the upkeep of the stone boundary wall.



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