

# LODESTONE



*Barn Cottage, Compton Martin*





# Barn Cottage, Compton Martin

BS40 6JD

Guide Price: £630,000

4   
Bedrooms

2   
Bathrooms

2   
Receptions

## PROPERTY FEATURES

- Charming four-bedroom cottage
- Two reception rooms, ideal for family living and entertaining
- Feature fireplace creating a warm and inviting focal point
- Well-proportioned bedrooms with principle en-suite
- Generous double garage with conversion potential
- Private, fully enclosed rear garden
- Set within a sought-after village







Barn Cottage is a charming four-bedroom home situated in the very popular Chew Valley village of Compton Martin. The property combines traditional character with modern comfort forming one of a pair of attached cottages. The property enjoys a good degree of privacy while remaining part of a small and friendly setting. Stepping inside, you are welcomed into a central entrance hall which provides access to the living accommodation.

To one side sits the main sitting room, a generous and comfortable space centred around an attractive feature fireplace, creating a warm focal point for everyday living and relaxing with family and friends. On the other side of the hall is a spacious living and dining room, offering a second reception space that provides excellent flexibility. This room is ideal for entertaining, family gatherings or simply as an additional sitting room, with plenty of space for both seating and dining.



The kitchen sits just beyond offering a light and pleasant environment and is practical and well laid out, providing a good selection of wall and floor cabinets making it a functional space for day-to-day cooking and family life.

Upstairs, the first floor offers four well-proportioned bedrooms, all enjoying good natural light and pleasant outlooks, with several benefitting from far-reaching countryside views. The principal bedroom also benefits from its own en suite shower room, while the remaining bedrooms are served by a family shower room. The layout works well for family life while also offering comfortable accommodation for visiting guests.

Adjoining the double garage to the front of the property is a useful utility room, providing additional space for laundry, storage and household tasks.





The garage itself is particularly generous and offers excellent parking and storage, while also presenting potential for alternative uses such as a workshop or, subject to the necessary consents, conversion into a home office, studio or gym.

### **Outside**

The rear garden is fully enclosed and neatly maintained, creating a private and peaceful setting. It provides a lovely space to relax, enjoy gardening or entertain during the warmer months, with room for outdoor dining and family activities.

A gated driveway to the front of the property provides ample off-street parking alongside the double garage.

### **About the area**

Barn Cottage is set in the heart of Compton Martin, a charming village nestled within the picturesque Chew Valley. The village itself offers a welcoming community with amenities including the popular Ring O' Bells pub, a village hall, and a parish church.

The Ring O' Bells is known for its warm atmosphere and great food, making it a favourite local spot. Families benefit from excellent local schools such as Ubley Primary School nearby, and the well-regarded Chew Valley School for secondary education.

Private schooling options are also accessible within reasonable driving distance.

Outdoor enthusiasts will appreciate the many recreational activities available locally, including walking and cycling routes around Chew Valley Lake, fishing, sailing, and several sports clubs.



The nearest railway station at Nailsea and Backwell is 8 miles away, offering direct services to London Paddington with journey times of around 1 hour 20 minutes.

Nearby cities including Bristol (14 miles away), Bath (17 miles away) and Wells (12 miles away) are all easily accessible.

**Directions**

**Postcode – BS40 6JD**

**What three words - [///surnames.silk.proceeds](http://surnames.silk.proceeds)**

**Viewing by appointment only.**

## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** E

**Guide Price:** £630,000

**Tenure:** Freehold

### PART B

**Property Type:** Semi-Detached

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains Supply

**Water Supply:** Mains Supply

**Sewerage:** Mains Drainage

**Heating:** Gas Central Heating

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Off-Street Parking and Double Garage

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** We are not aware of any significant/material restrictions, but we would recommend you review the title/deeds of the property with your solicitor.

**Rights and Easements:** The entrance to the driveway is shared with the cottage next door to Barn Cottage.

**Flood Risk:** According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk#> the property is at very low risk of flooding from surface water or rivers and the sea

**Coastal Erosion Risk:** N/A

**Planning Permission:** We are not aware of any undecided planning applications within the vicinity of the property but your solicitor can advise as this matter can alter

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

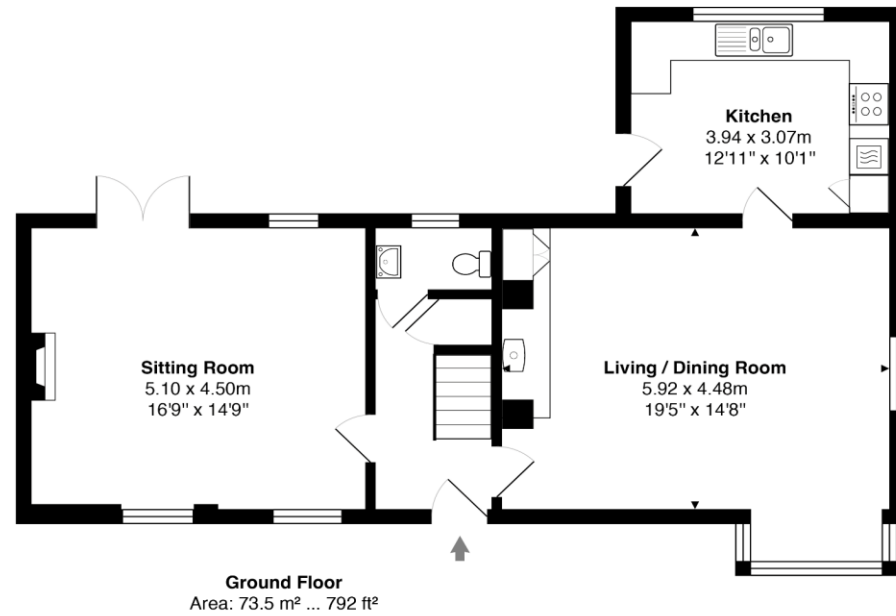
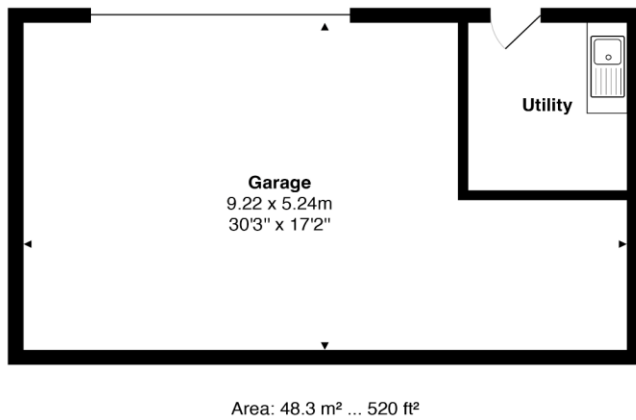
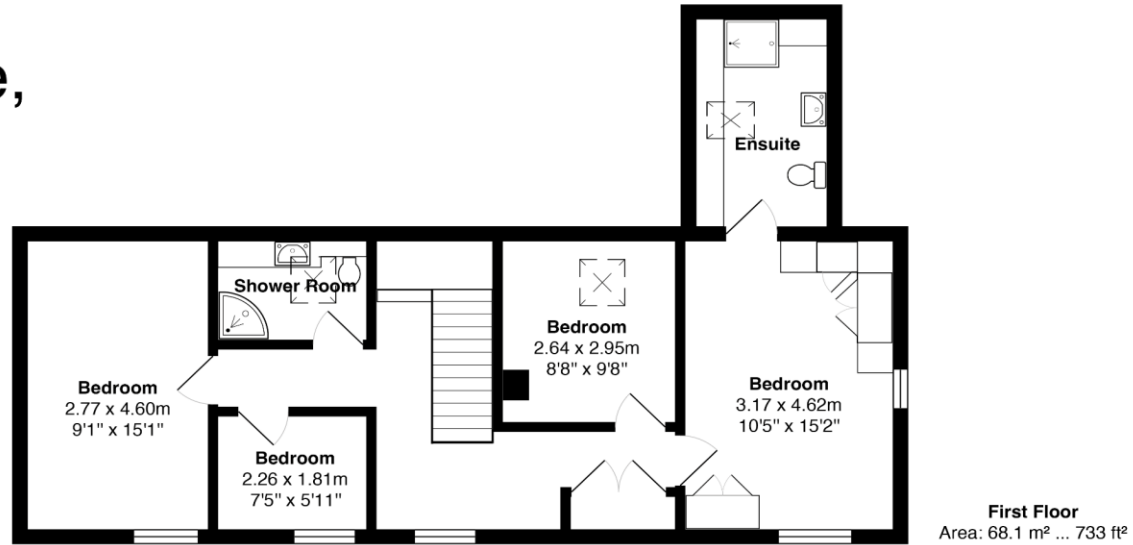
**Energy Performance Certificate:** C

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



# Barn Cottage, Compton Martin



Approximate gross internal floor area of main building - m<sup>2</sup> / ft<sup>2</sup>

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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