



EWE BARN CASWELL LANE,
CLAPTON IN GORDANO, BS20 7RT

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SET WITHIN A HIGHLY DESIRABLE SEMI-RURAL LOCATION, EWE BARN IS A BEAUTIFULLY CRAFTED NEWLY DEVELOPED THREE BEDROOM ECO-BARN CONVERSION THAT EFFORTLESSLY COMBINES CHARACTER CHARM WITH CONTEMPORARY DESIGN.

The heart of the home is an impressive bespoke hand-built solid wood kitchen, finished with elegant oak and stone worktops and complemented by a range of integrated Caple appliances. Designed with both style and functionality in mind, this space provides a natural focal point for entertaining and family living. Engineered oak flooring flows seamlessly throughout the property, enhancing the sense of warmth and cohesion, while underfloor heating ensures year-round comfort across the entire home.

The well-balanced accommodation comprises three generously proportioned bedrooms, offering flexibility for families, guests or those working from home. The principal bedroom enjoys the luxury of a contemporary en-suite shower room, creating a private retreat within the home. A beautifully appointed family bathroom features a timeless Burlington suite, blending classic styling with modern quality fittings.

Externally, landscaped gardens have been carefully designed to complement the barn's character while maximising the surrounding views. A shared private driveway provides access, maintaining the peaceful and discreet setting. In addition, a versatile exterior workspace/office offers excellent potential for remote working, creative pursuits, a gym or additional storage.

Ewe Barn has been thoughtfully designed with sustainability and long-term efficiency at its core. Achieving an impressive EPC Rating A, the property incorporates a 3kW solar PV system to help reduce energy consumption and lower running costs, alongside underfloor heating throughout for efficient, even

warmth. A 3-phase electric supply and dedicated electric vehicle charging point further future-proof the home, making it well suited to modern, environmentally conscious living. In addition to its eco credentials, the property is offered with a comprehensive 10-year structural warranty, providing valuable peace of mind and reassurance for buyers.

Ewe Barn represents a rare opportunity to acquire a high-specification barn conversion in an enviable countryside location — a home that combines architectural character, modern efficiency and exceptional views in equal measure.

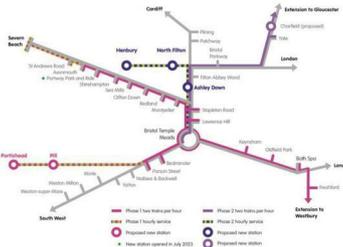
Location

Clapton in Gordano is a small and highly regarded North Somerset village, prized for its peaceful rural setting, attractive character homes and strong sense of community. Surrounded by open countryside and scenic walking routes, it offers an idyllic environment for those seeking a quieter pace of life. At the heart of the village is the well-known Black Horse public house, a popular and welcoming country pub that serves as a focal point for residents and visitors alike. Despite its tranquil setting, Clapton in Gordano remains conveniently positioned for access to the M5 motorway and nearby towns including Portishead, Clevedon and Nailsea, providing an excellent balance between rural charm and everyday connectivity.

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- Newly developed contemporary barn conversion in a semi-rural setting
 - Bespoke hand-built solid wood kitchen with oak & stone worktops
 - Underfloor heating and engineered oak flooring throughout
 - Landscaped gardens, shared private driveway and external workspace/office
 - Three bedrooms including principal suite with en-suite shower room
 - Integrated Caple appliances and high-specification finish throughout
 - EPC Rating A with 3kW solar PV, EV charger and 3-phase electric supply
 - Far-reaching countryside views towards Wales



GUIDE PRICE £750,000



Ground Floor
Approx. 107.8 sq. metres (1160.2 sq. feet)



Total area: approx. 107.8 sq. metres (1160.2 sq. feet)

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