

The Tythe Barn Little Manor Barns, Wick Lane West Hewish BS24 6RR £250,000

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RESIDENTIAL SALES





Property Type

Apartment



How Big

619.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

LPG gas fired heating system



Parking

Off street



Outside

Front



EPC Rating

D



Council Tax Band

A



Construction

Traditional



Tenure

Leasehold

If you are seeking a property that offers a calming retreat from the bustle of everyday life, while still being perfectly located within a few miles of local shops, transport and community facilities, First Floor, The Tythe Barn presents the ideal choice. Full of history, character and modern comforts, it offers a unique lifestyle opportunity in a truly charming environment. Believed to be an 18th century Tythe barn, this remarkable former agricultural building has been thoughtfully converted to offer stylish, contemporary accommodation while retaining much of its original charm to include stone capped alcoves, narrow arrow slit windows and the distinctive brick arches. The result is a delightful two bedroom, loft style apartment that feels wonderfully light and airy, enhanced by its impressive high ceilings, exposed timbers and neutral décor throughout.

Access to the property is gained via a set of traditional stone steps running up the side of the barn. A substantial glazed door opens into the spacious, open plan interior, arranged around a generous central living area.

Large windows to both the east and west flood the space with natural light throughout the day, with views over the farmland beyond. There is a defined dining area with a contemporary overhead light, while a wall mounted electric fire provides an attractive focal point within the living room. The décor includes engineered oak flooring, wooden doors and neutrally painted walls.

The well appointed bathroom features a large walk in shower and includes a modern, pull-up airer designed to make clothes drying simple and efficient. There are two bedrooms, both are generously in size and sit at opposite ends of the living room, offering privacy and a pleasing sense of balance. Each room benefits from high, beamed ceilings and comfortable carpeting, contributing to a peaceful retreat like feel.

Outside, the Tythe Barn occupies a charming position within the grounds of Little Manor, approached via a shared driveway off Wick Road. Parking for two is available in the shared yard adjacent to the barn to include a useful large storage shed. The property also has the benefit of a sheltered raised decked area of garden that captures the sun from late morning until the evening and is a perfect spot for alfresco dining or for container planting, giving keen gardeners the opportunity to grow herbs, flowers or seasonal pots with ease.

Wick Lane is a peaceful rural setting in the village of West Hewish, a location that offers both tranquility and convenience. Surrounded by attractive farmland and open countryside, The area is ideal for those seeking a quieter lifestyle while remaining within easy reach of amenities. Local facilities can be found in neighbouring villages such as Congresbury and Banwell, while a wider choice of shops, schools and leisure opportunities are available in Weston-super-Mare and Clevedon. For families, the property sits within reach of well-regarded primary and secondary schools. Commuters will appreciate the excellent transport links, with swift access to the M5 motorway at Junction 21, and railway services available from Worle and Yatton stations, providing direct connections to Bristol, Bath, and London Paddington. Bristol Airport is also within easy reach for international travel. In addition to these practical benefits, the location is surrounded by areas of outstanding natural beauty, with the Mendip Hills close by and the coastline at Weston-super-Mare just a short drive away, offering endless opportunities for walking, cycling, and outdoor activities.

Overall, The Tythe Barn is a truly distinctive property, and we highly recommend arranging a viewing to appreciate its charm.







Charming period barn conversion offering character, comfort and contemporary living in the rural setting of West Hewish



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE

This is a leasehold with a 999 lease starting from 22nd July 2022
 The freeholder is Little Manor Barns Management Company Limited where this property is a shareholder
 The lease allows for letting and pets, subject to conditions
 The lease has quarterly management charge of £250.
 The property is subject to a peppercorn rent due yearly on the 25th March if demanded. Our vendor has not been requested to make any nominal payment during her ownership

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITIES

Mains electric with use of solar panels generating 'free' electricity
 Mains water
 Drainage through a waste treatment plant

HEATING

LPG heating system & LPG fired boiler

BROADBAND

Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statsitics, Ordnance Survey and History England.



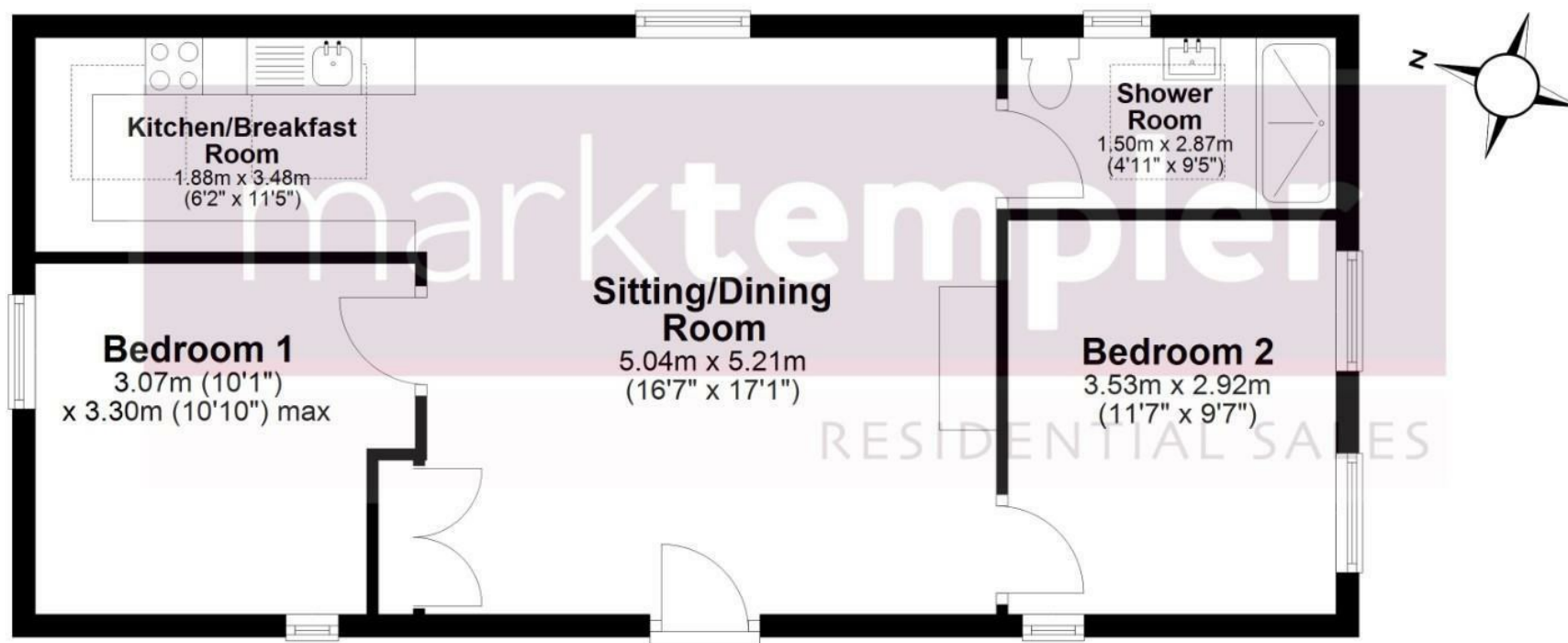
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Ground Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



Total area: approx. 57.5 sq. metres (619.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.