



Barnwell, Chapel Allerton, BS26 2PH

£665,000 Freehold

COOPER
AND
TANNER



Barnwell

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 4  2  2 EPC TBC

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Description

In the era of Art Deco, when Clark Gable and Shirley Temple were on the big screen, this property was in its heyday. Extended and remodelled to create a more contemporary space this lovely four-bedroom home, with beautiful gardens, is awaiting a new lease of life.

The plot stretches from Back Lane to Front Street, but little can be seen of the lovely gardens and period façade which are hidden from view by high hedges on Front Street. The view of the house from Back Lane is also deceptive, giving little away of the charm and warmth of the interior. The kitchen, breakfast room, utility room and WC span the width of the house. The current owners removed the wall between the kitchen and breakfast room to create a lighter, more versatile, open-plan space. The kitchen is fitted with a range of base and wall units with an integrated dishwasher, an Aga, and space for an American style fridge/freezer. At the far end there is room for a breakfast table and other furniture. There is plenty of extra space for appliances and further storage in the adjoining utility room. The two main reception rooms are either side of the entrance hall and look out over the colourful, mature gardens. There is potential to

knock through from the breakfast area into the dining room to create a larger family living space, with fabulous, feature 1930's bay window. The lovely, well-proportioned sitting room retains much of its period charm with two 'porthole' windows either side of the red brick fireplace. The four double bedrooms are upstairs, with plenty of built-in and fitted cupboards and ample space for more storage. They share a bathroom (with a shower over the bath) and shower room, both fitted with modern white suites including wash-hand basins and WCs.

The front of the house has a central entrance porch opening onto a private terrace and gardens stretching down to Front Street where there is a pedestrian gate. The mature, landscaped gardens are thoughtfully designed and full of colour and texture especially in the spring and summer, and a paved terrace provides a tranquil, sunny haven. There is access on both sides of the house leading to the main vehicular access, driveway and parking for a couple of cars. Here there is a further private, walled area, mainly laid to lawn, and three garden sheds. The high stone wall gives privacy to the garden and substantial double gates provide secure access to the side of the house.









Location

The tranquil, rural, yet accessible hamlets of Chapel Allerton and Stone Allerton lie between the historic and thriving communities of Wedmore, Axbridge and Cheddar, with easy access to the A38 with direct links to Bristol International Airport and the M5 junction 22. Local amenities include The Valley Smokehouse which has a kitchen store, coffee shop and alfresco pizza oven; and the Ad Astra Cider Barn, a local social hub. The nearby village of Wedmore provides a wide range of retail and leisure facilities including a selection of boutique shops, a newsagents/general stores, chemist, butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and three public houses. Excellent sports' facilities are available including the Isle of Wedmore Golf Club, Bowls Club, Football and Tennis Clubs; sailing on Cheddar reservoir; and further sporting facilities at Kings Fitness and Leisure. The area has a wealth of opportunities for walking, cycling and horse riding. The Cathedral City of Wells is about 12 miles away whilst the larger centres of

Bristol and Bath are approximately 23 and 30 miles respectively. The property also falls within the popular Wessex Learning Trust, three-tier school system. Local private schools include Sidcot, Millfield and Wells Cathedral Schools.

Directions

Travelling from the centre of Wedmore, proceed out of the village along Church Street and turn right on to Lascot Hill. Continue along this road through Stoughton Crossroads and past Ashton Windmill before taking the next left turning into Rawlings Lane. At the end of the lane, turn right then take the next turning after Front Street on the left into Back Lane.

From the A38, turning onto Notting Hill Way in Weare, follow the road along passing The Valley Smokehouse on the right, then take the next turning right onto Rectory Hill. Back Lane is the next road on the right. Barnwell is the fourth house along on the left. You are welcome to park on the driveway for your viewing.



Local Information Chapel Allerton

Local Council: Somerset

Council Tax Band: F

Heating: Oil central heating

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5



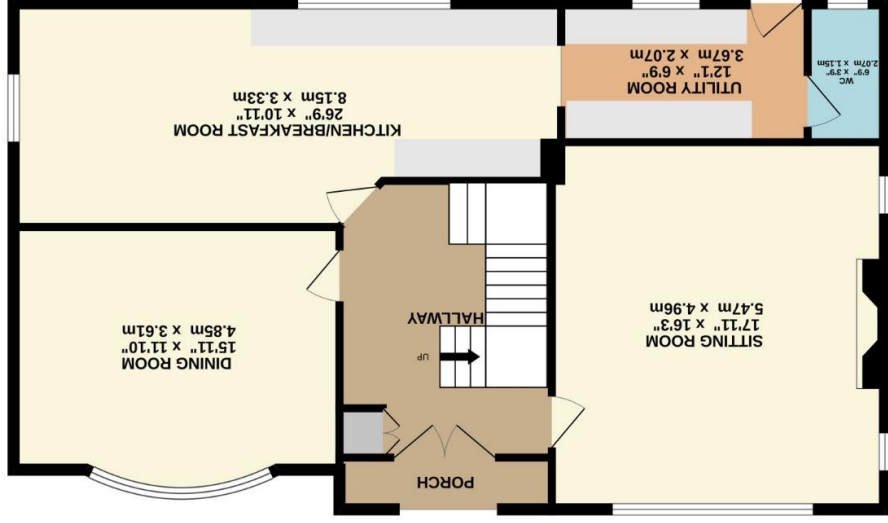
Train Links

- Burnham and Highbridge
- Weston-super-Mare



Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



1021 sq.ft. (94.8 sq.m.) approx.



947 sq.ft. (88.0 sq.m.) approx.

TOTAL FLOOR AREA : 1968 sq.ft. (182.8 sq.m.) approx.

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.

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WEDMORE OFFICE
 telephone 01934 713296
 Providence House, The Borough, Wedmore, Somerset BS28 4EG
 wedmore@cooperandtanner.co.uk

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