



Wookey Barn, Lower Road, Hinton Blewett, BS39 5AT

£675,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A beautifully converted, three bedroom former barn, immaculately presented throughout and set within the heart of the Chew Valley with close links to Bristol and Bath. The property has been enhanced and improved by the current owners keeping just the right balance of character features and modern convenience.

Upon entering the property, via the front porch and oak front door is a spacious entrance hall/utility room. This generous space has a slate tiled floor, exposed stone wall, space and plumbing for both a washing machine and tumble dryer, stainless steel sink and under counter cupboards with attractive wood plank doors. A window above the sink offers views out over the attractive front garden. In one corner is a full height built-in cupboard which houses the oil-fired boiler and provides extra useful 'day to day' storage. From the entrance hall a door leads through into the inner hallway, which in-turn leads to all the ground floor rooms. The hallway benefits from a tiled floor with underfloor heating and has a glazed door to the garden. The downstairs cloakroom is fully tiled with hidden cistern WC and vanity wash-hand basin. The spacious kitchen/dining/family room has been finished to a high standard and again benefits from a tiled floor with underfloor heating. French doors on either side of the room give access to the front and rear gardens and beautiful oak beams and posts provide a gentle reminder of the building's heritage. The Shaker style fitted units benefit from soft close doors and drawers, curved end units all topped with granite worktops. The kitchen feature a Belfast sink along with space and plumbing for a dishwasher and American Style Fridge freezer. At one end is a double 'Rangemaster' electric oven with extractor hood (available by separate negotiation). A central island, provides further storage and a breakfast bar with space

to seat three to four people, again topped with granite. The dining area can accommodate a table to seat six to eight people comfortably and a further space, under the stairs, is the perfect spot for comfortable seating - making this room the perfect hub for family life. The bright sitting room, with oak plank floor, benefits from a dual aspect with one of the windows having a window seat overlooking the rear garden, along with bespoke shutters. A natural stone fireplace with wooden beam houses the woodburning stove and is the focal point of the room.

From the kitchen/dining/family room, a glazed oak stair case leads to the first floor where a generous landing leads to three bedrooms and the main family bathroom. The fully tiled bathroom comprises a corner bath, wash hand basin and toilet. The principal bedroom is a generous size with windows to the side and rear and exposed beams. A second double bedroom again has a dual aspect with views over the front garden. The third bedroom, a generous single has views over the rear garden and a large built-in wardrobe.

OUTSIDE

Approaching the property is a shared driveway, with cattle grid, leading up to the private drive for Wookey Barn. Wooden double gates open to reveal the drive, with parking for three to four cars and leading to the garage. The stone-built garage, with 'up and over' door, is larger than average and benefits from light and power along with a side window overlooking the rear garden. From the drive, a porch leads to the front door. The front garden is fully enclosed by mature hedges and features a large area of lawn with mature trees and shrubs throughout. Adjacent to the house is a patio area, also accessed via French doors from the dining area, ideal for









OUTSIDE (continued)

al-fresco dining. Leading through the hedge is a separate 'garden room' with pond, water feature and seating area. The rear garden, which can be accessed from the drive and the dining area, is fully enclosed and mainly laid to lawn with a large patio area, ideal for outside furniture and entertaining. Adjacent to the garage is a timber deck with wooden balustrade offering a further area to sit and relax.

LOCATION

The village of Hinton Blewitt lies on the Northern slope of the Mendip Hills in an area of outstanding natural beauty and in the Chew valley, so it is perfect for walking or equestrian pursuits. It is situated 5 miles from the cathedral city of Wells and 15 miles south of Bristol. The village has a 13th century church, a village green and a popular village pub 'The Ring O' Bells'.

Amenities in nearby Bishop Sutton include a supermarket, a hairdresser, a popular pub and a Post Office/convenience store. Bishop Sutton and nearby Stanton Drew school have both got outstanding Ofsted reports. Chew Valley School is very well regarded with an excellent sixth form.

The picturesque city of Wells is also close by. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible. There are good road links to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Bristol Temple Meads to London Paddington. Bristol International Airport has flights to Europe and connections to the rest of the world.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

VIEWING

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A39 to Chewton Mendip, in the centre of the village turn left on B3114 signposted to Litton. Continue through the village and for a further 3/4 of a mile. Turn right (signposted Coley and Hinton Blewett) at the next junction turn left. Continue to the next junction and turn right to Hinton Blewett. Upon entering the village continue to Junction and turn right onto Lower Road. Continue through the village and the entrance to the property can be found on the right, directly opposite the turning to Middle Lane.

REF:WELJAT05122022



Local Information Wells

Local Council: Bath and North East Somerset

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains drainage, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bristol Temple Meads
- Bath Spa

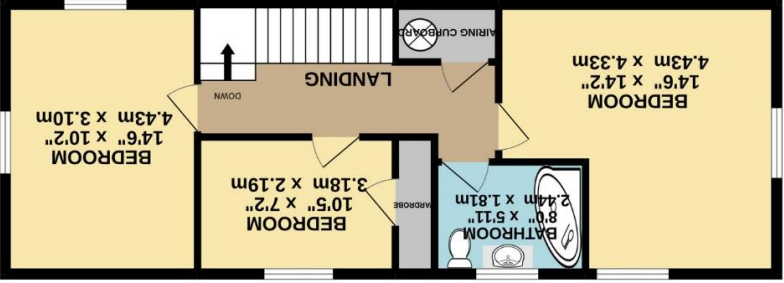


Nearest Schools

- Bishop Sutton
- Stanton Drew



GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.

TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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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