



 3-4  2-3  3 EPC B

£650,000 Freehold

Silk Tree Barn
Winterfield Road
Paulton, BS39 7QR

COOPER
AND
TANNER



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DESCRIPTION

In the final stages of construction, nearing completion, is this individual contemporary barn style property. Tucked away, yet within easy reach of amenities, this three/four bedroom family home with versatile accommodation, high specification fixtures and fittings, off road parking and private, south facing gardens.

With a mix of stone walls, larch cladding and glass, Silk Tree Barn is a stunning building. Upon entering through the composite front door, is an entrance hall with large marble tiles, a door to the carport and a staircase leading to the first floor. Leading from the hall is the large open plan kitchen/dining/family room, again with large marble tiles, this spacious room is bright and airy with two roof lanterns, a floor to ceiling window and bi-folding doors. In one corner is the contemporary bespoke kitchen with stone coloured matt lower cabinets and dark grey matt upper cabinets. A large island houses the sink and offers further storage. Throughout the kitchen are integrated appliances including, dishwasher, oven, hob, fridge and freezer. The 'L' shaped room offers space for a large dining table and comfortable furniture. In one corner is a cupboard housing the state of the art heating system and pressurized water cylinder. A short corridor leads to the snug, with a window overlooking the garden, this could also be used as a study or further bedroom if required. A downstairs cloakroom is also accessed from the corridor and comprises; WC and wash hand basin. The Principal Suite is a lovely bright room with large dual aspect windows and French doors to the garden. The ensuite shower room comprises; walk-in shower, basin and WC whilst the a large walk-in wardrobe offer plenty of storage.

Across the carport is the utility room with a further range of cupboards, sink, along with space and plumbing for a washing machine and tumble dryer. From the utility room is another versatile room, which again could be used as a home office or further bedroom and has French doors to the garden and parking area and an ensuite shower room. This section of the property could also be used as an annex for dependent relatives if required.

There is underfloor heating throughout the ground floor.

To the first floor are two double bedrooms and a 'Jack and Jill' bathroom with a door to the larger of the bedrooms and a door to the landing. The landing is part vaulted with two Velux windows allowing plenty of natural light. The first of the double bedrooms is a good size with a large low level window with a front aspect. The second bedroom is again a good size with part vaulted ceiling and window to the side.

OUTSIDE

A drive leads up to the front of the property and under the carport to the parking area, which offers parking for three cars. The South facing garden is fully enclosed, with high walls of brick and natural stone on two sides. Steps lead up from the parking and patio area to a good sized area of lawn with a mature tree, believed to be a Mulberry, as a feature - hence the name 'Silk Tree Barn'. From the open plan kitchen/dining/family room bi-fold doors lead out to a patio area, which is partially shaded by the overhanging roof, this feature ensures the patio can be enjoyed in all weathers. A path leads around the property and the air source heat pump is neatly hidden away to one side. The larch clad soffits benefit from recessed spotlights, providing attractive outdoor lighting after dark.

LOCATION

Paulton is a former mining village conveniently located between Bristol, Bath and Wells and has a good range of amenities. Nearby is the town of Midsomer Norton with a bustling High Street, banks, sports centre, dentists, doctors, schools and churches.

The picturesque City of Wells is 8 miles away and offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre and a choice of pubs and restaurants,

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Bath Spa and Bristol Temple Meads (which both have direct services to London Paddington) are situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 12 miles away and easily accessible.

DIRECTIONS

From Wells take the A39 signposted to Bristol. Continue for approximately 6 miles to the village of Farrington Gurney. At the traffic lights in Farrington Gurney turn right onto the A362 signposted to Paulton. Continue for 1 1/2 miles going straight across the mini roundabout with Tesco on your right. Take the next left (B3355) Phillis Hill, continue for approximately 3/4 of a mile passing Paulton Rovers Football club on your right. Just before the 'Murco' Garage turn left into the drive of Silk Tree Barn. The parking area can be accessed through the carport.

REF:WELJAT23062023

Local Information Paulton

Local Council: BANES

Council Tax Band: To be advised

Heating: Air Source heat pump – with underfloor heating on ground floor and radiators to first floor.

Services: Mains drainage, water and electricity



Motorway Links

- M4
- M5



Train Links

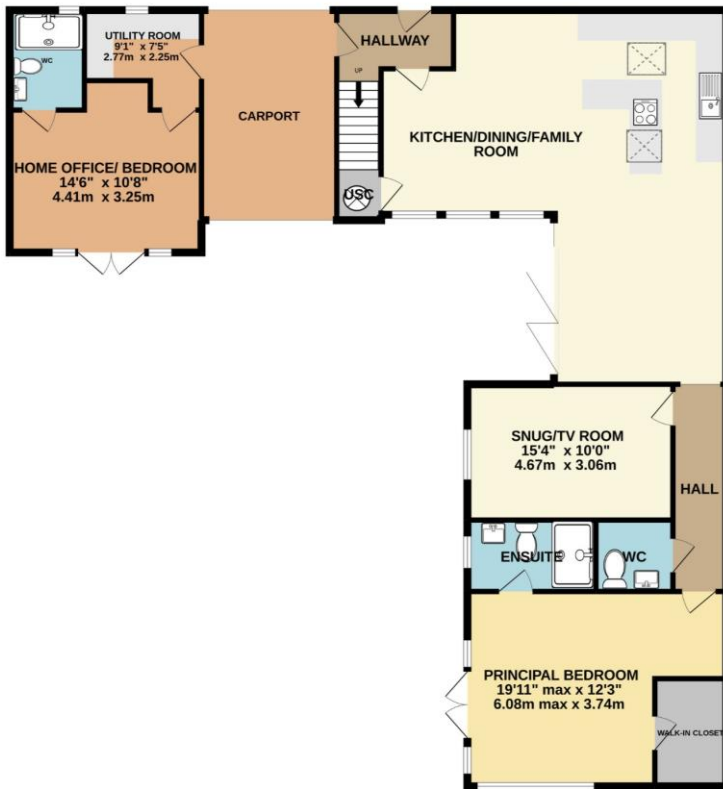
- Bristol Temple Meads
- Bath Spa



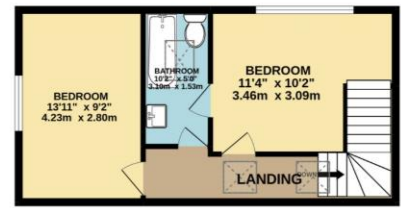
Nearest Schools

- Paulton

GROUND FLOOR
1595 sq.ft. (148.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1996 sq.ft. (185.5 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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WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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