



The New Barn, Heath House, Wedmore BS28 4UQ

£349,000 Freehold

COOPER
AND
TANNER



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Description

At the end of a tranquil, leafy, country lane is this charming stone-built, one-bedroom, barn conversion with gardens, parking and large loft space.

The New Barn was originally converted in 1981 into a two-bedroom, single storey dwelling. Without the need for the second bedroom, the current owners knocked through into the kitchen to create a larger open-plan kitchen/dining room, which is how it is today. The kitchen is fitted with a range of Shaker-style base and wall units with an electric hob, an oil-fired Stanley for cooking and heating, and space for a dishwasher or washing machine. There is room for a kitchen/dining table and other furniture in the adjoining dining area. The sitting room looks out over the garden and benefits from a feature fireplace with an oil-fired stove. An inner hallway links the reception rooms to the bathroom and bedroom and could easily provide space for more storage. The bedroom looks out over the front of the

property and is large enough for a double bed, wardrobes and other bedroom furniture. The bathroom is fitted with a white suite including bath with shower over, WC and wash-hand basin.

On the outside of the barn, stone steps lead up to the main loft area which runs across the entire length of the property. Currently used for storage, this loft could provide an exciting space (subject to any necessary consents) for anyone with a creative mind and the enthusiasm for a project.

The driveway runs along the front of the barn to the gardens behind. At present this area is designed for low maintenance mainly laid to shingle interspersed with fruit trees, shrubs and beautiful rose bushes. This raised area with low stone-walling and stone steps leads up from a paved terrace to secluded seating areas amongst the foliage, designed for relaxing and socialising.









Location

Heath House is a sought-after hamlet situated just 1.5 miles from the Saxon village of Wedmore. It is a tranquil, rural community, in an elevated position overlooking the beautiful Somerset Levels. For anyone wanting to enjoy country pursuits such as walking, cycling, fishing or bird watching, this hamlet is an ideal retreat.

For more amenities, the thriving village of Wedmore offers an array of interesting shops including a gallery, village store, butchers and fish-mongers and several cafe's and three pubs. There is also a post office, doctors' surgery, dental practice, pharmacy and various hairdressers, beauticians and therapists.

Other local centres include Cheddar, with its famous Gorge, and the charming Medieval town of Axbridge. The Cathedral City of Wells is about 10 miles away, and the M5 motorway J22 just 15 minutes by car. Bristol International Airport is easily accessed just 17 miles away and train links to London and Bristol via Highbridge station or Weston-super-Mare stations.

This property is well situated in the Wessex Learning Trust catchment area for Wedmore First School, Hugh Sexey Middle School and the Kings of Wessex Academy. There are also reputable independent schools, including Millfield, Sidcot School, and Wells Cathedral School.

Directions

From the Cooper and Tanner office in Wedmore proceed along Church Street and continue out of Wedmore and past the First School. Take the next left into Kelsons Lane and at the T junction turn right towards Heath House. Follow Heath House Road, passing the turnings for Wells Way and Keyton Hill on the right, and continuing straight on to Jack's Drove. Shortly after, as the road bears left, take the no through road on the right, called Land's End Lane. Follow this lane to the end where The New Barn is located.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: D

Heating: Oil

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5



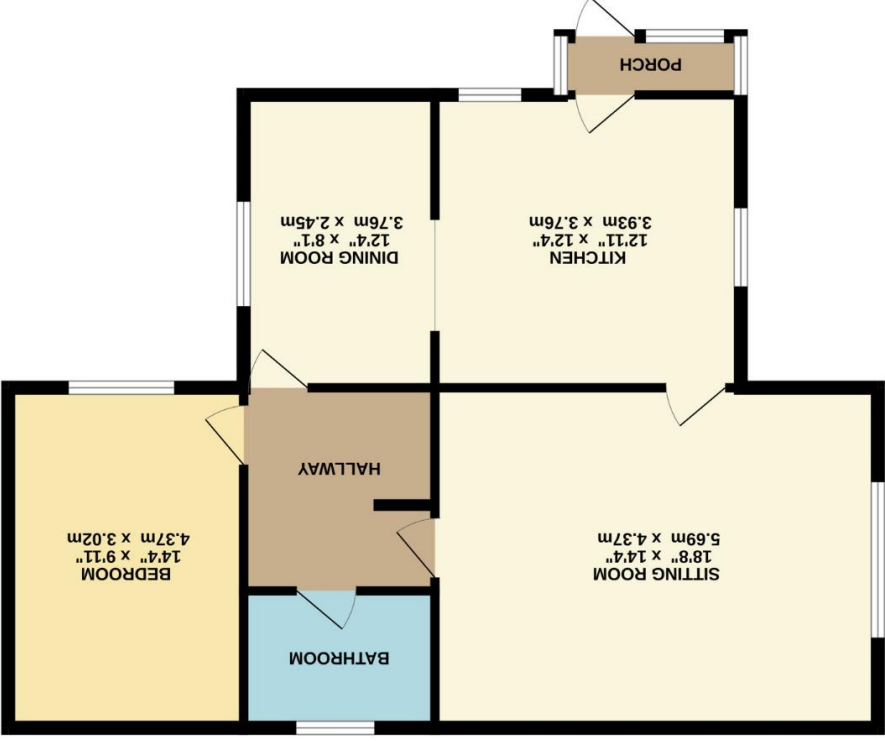
Train Links

- Highbridge
- Weston-super-Mare



Nearest Schools

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



LOFT

524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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