

# Wells Road

Draycott, BS27 3SF



**£240,000** Freehold

This upside-down barn conversion, designed to enjoy the far-reaching views, is offered to the market with no onward chain! Benefitting from a vaulted living room, kitchen, two double bedrooms, courtyard garden and driveway parking for one vehicle.

# Wells Road Draycott BS27 3SF

 2  1  1 EPC D

**£240,000 Freehold**

## DESCRIPTION

This up-side down barn conversion is a quirky property with lots of charm! Stepping through the front door, you are welcomed into a hallway which allows access into the two bedrooms, family bathroom and stairs to the first floor. Measuring approximately 16ftx12ft, the master bedroom is a large, front aspect room. The second bedroom is at the rear of the property and has a back door which leads to the courtyard garden. Both bedrooms share the family bathroom. It is fitted with a panelled bath with overhead shower, pedestal basin and low-level WC. Up the stairs, you are immediately welcomed into the living room with vaulted ceiling and exposed beams. It is a double aspect room, allowing plenty of light into the room. The kitchen is at the rear of the property and is where the far-reaching views of Nyland Hill and beyond can be enjoyed. The kitchen is fitted with an array of wall and base units, steel sink with drainer and mixer tap, four ring gas hob and oven and has plenty of space for white appliances. The wall mounted gas combination boiler is also in the kitchen. This barn conversion is ideal for first time buyers and has air BnB potential!



## OUTSIDE

Approaching the property from the front there is driveway parking for one vehicle. Through a gate, there is a private courtyard garden which is fully enclosed with fencing. There are two sheds which are useful for storage.

## LOCATION

Draycott is a much-favoured village located in a sheltered position just south of the Mendip Hills and within two miles of Cheddar and six miles from Wells. Facilities include Post Office/General Stores, village school, Church, one local inn and a regular bus service to Wells, Cheddar and Weston Super Mare. Bristol and Bath are within daily commuting distance and the nearest M5 motorway junction is c.10 miles. Bristol International Airport is c.12 miles.

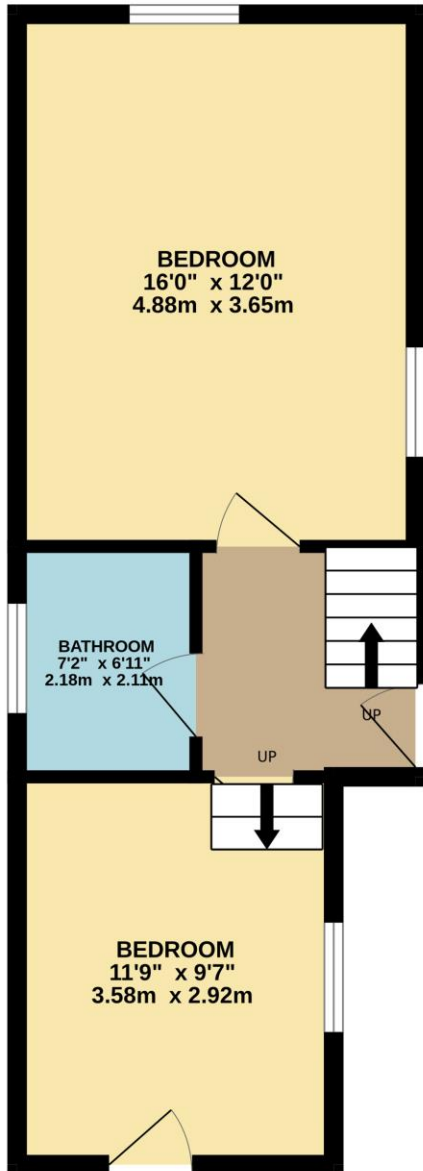
## DIRECTIONS

From Cheddar travelling towards Wells on the A371 upon entering the village of Draycott the property can be found in the centre of the village on the right hand side identified by our for sale board.

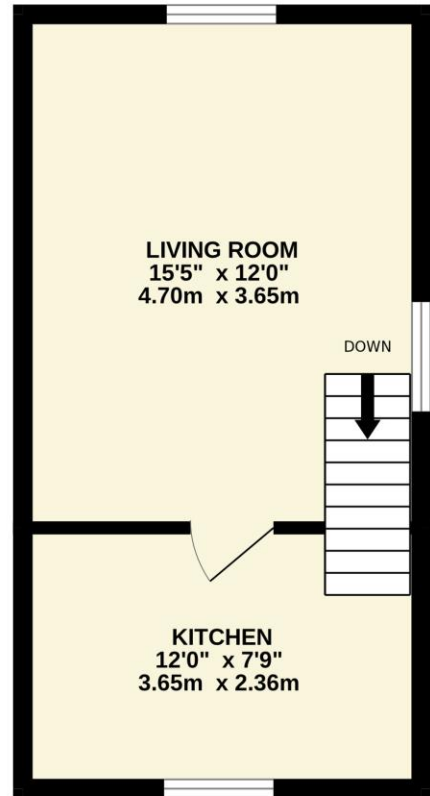




GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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.  
Made with Metropix ©2023

## CHEDDAR OFFICE

Telephone 01934 740055

2 Saxon Court, Union Street, Cheddar, Somerset, BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

