

# Nutgrove Barn

Butcombe, BS40 5TT

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AND  
TANNER



## £750,000 Freehold

A stunning three bedroom individual barn conversion, thoughtfully renovated and set in a rural location on the edge of the village with lovely views over the surrounding countryside. Offering adaptable well presented accommodation with double garage and large gardens.



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 3  3  2 EPC TBC

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#### DESCRIPTION

A stunning three bedroom individual barn conversion, thoughtfully renovated and set in a rural location on the edge of the village with lovely views over the surrounding countryside. Offering adaptable well presented accommodation with double garage and large gardens.

Entering the property from the driveway you are welcomed into the double height entrance lobby which then opens into the sitting room. This room is warmed by the woodburning stove with a stone fireplace and provides plenty of space for relaxing in. There is a front aspect double glazed window and door leading to the kitchen/dining room to one side and doors to the second sitting room and study to the other end of the barn. The kitchen/dining room has French doors opening to the front and a side door leading outside. The kitchen is well designed with bespoke shaker style solid maple wood units providing ample storage and integrated fridge/freezer, washing machine and tumble drier, separate integrated fridge and dishwasher and a double ceramic sink unit. Space for a rangemaster cooker. The downstairs shower room is very stylish and has under floor heating. It is completely tiled with a large shower and screen with Aqualisa shower, vanity unit/sink, heated illuminated wall mirror, and low level WC and chrome towel/radiator with a double glazed window to the rear aspect. The study from the hallway is complemented by storage either side with hanging space and shelving and a double glazed window to the rear. The second sitting room has French doors opening to the front and a staircase rising to the third bedroom. This room makes a perfect guest bedroom with double glazed window.

From the main sitting room the staircase takes you to the main first floor gallery landing and provides access to the bedrooms and family bathroom. The main bedroom has double glazed shuttered doors leading onto the side balcony. A perfect space to sit and enjoy views across open countryside. A double glazed window to front and rear aspect, window seat, built in wardrobe and exposed beams. The family bathroom stylishly finished with enclosed bath, chrome towel/radiator, vanity sink unit with storage below, low level WC, skylight window and exposed beams. The second bedroom has a rear aspect double glazed window and fitted wardrobe. The property is warmed by oil central heating.

#### OUTSIDE

The property is set in a good size level plot and entered via double wooden gates with a gravelled driveway providing ample parking. There is also pedestrian gated access to the side. A double garage with two up/over doors, side service door, eaves boarded storage area and power and light. The gardens are laid to large areas of lawn bounded by post and rail fencing with raised paved areas to the front of the barn making this a perfect area for garden furniture. There is also a secluded upper paved area with covered pergola, three double power sockets, a planter and water

feature to the rear of the garage making this an ideal spot for garden furniture and a space to relax and entertain. A useful potting shed by the side of the garage.

#### LOCATION

The village of Butcombe in North Somerset is a charming rural community nestled at the foothills of the Mendip Hills, an Area of Outstanding Natural Beauty. The surrounding countryside offers excellent opportunities for walking, cycling, and horse riding, with scenic trails and breathtaking views.

Although a small village, Butcombe enjoys a peaceful setting while remaining conveniently close to local amenities in nearby Blagdon, Wrington, and Chew Magna. Primary education is available at local schools including Blagdon Primary School and Wrington Church of England Primary School, while secondary education is provided at Churchill Academy and Sixth Form ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)), which also boasts excellent sports facilities. Independent schools can be found in Bristol, Wells, Sodbury, Bath, and Wraxall.

For commuters, Bristol International Airport at Lulsgate is within easy reach, and there are mainline railway stations at Yatton, Weston-Super-Mare, and Bristol. The M5 motorway is accessible via junctions 20 (Clevedon) and 21 (St. Georges), providing excellent links to the South West and the Midlands

#### TENURE

Freehold

#### HEATING

Oil central heating

#### LOCAL AUTHORITY

Somerset County Council

#### COUNCIL TAX

Band E

#### SERVICES

Mains Electricity and water

#### VIEWINGS

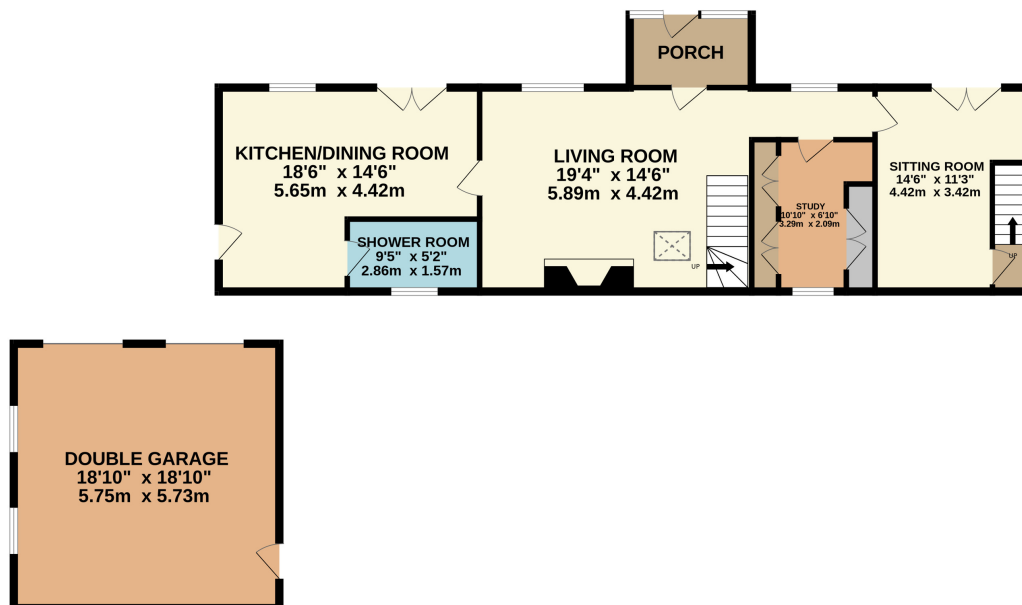
Strictly by appointment only. Please call Cooper and Tanner.



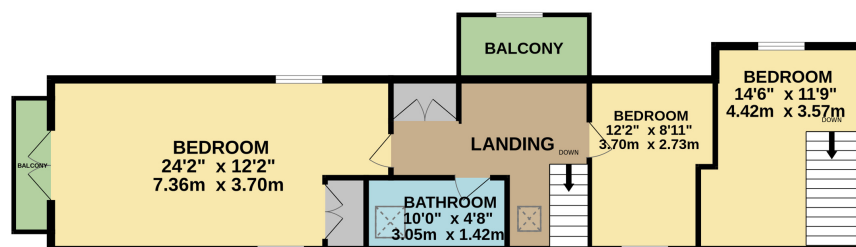




GROUND FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.



1ST FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.1 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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