



Crate Farmhouse, Nyland BS27 3UD

£895,000 Freehold

COOPER
AND
TANNER



Crate Farmhouse

Nyland BS27 3UD

 4  2  2 EPC E **£895,000 Freehold**

 **3 acres** near property by separate negotiation

Description

Idyllic, rural four-bedroom character farmhouse with fabulous one-bedroom studio annexe, stable block and colourful garden surrounded by green fields, leafy lanes and birdsong.

Crate Farmhouse has been transformed by the current owners from a modest farm cottage into the sociable family home it is today with the welcome addition of a spacious farmhouse kitchen on the ground floor and an attractive principal suite above. It retains many original features including beams, fireplaces, the original front door and the staircase. As with many rural homes, the front door is little used and it's the back door which welcomes you into the warm kitchen, the hub of the home, fitted with a relaxed farmhouse-style range of base and wall units with a Belfast sink and Aga. This room provides space for a large farmhouse kitchen table for dining and space for comfortable seating. At the far end of the kitchen, French doors swing open to extend this sociable space into the rear garden. Two further reception rooms, one with a log burner and one with an open fire, offer cosy retreats. No rural home would be complete without a boot room and pantry, of which, Crate Farmhouse has both. The four double bedrooms are upstairs. The principal bedroom is full of character, with its vaulted, beamed ceiling, French doors opening out to a small balcony with beautiful rural views, a walk-in wardrobe and a modern ensuite shower room. The other three charming bedrooms are all decorated in individual style, seamlessly blending a modern 'heritage' colour palette with cottage character. These bedrooms

share a lovely family bathroom, decorated to complement the interior finish of the other rooms.

The fabulous one-bedroom studio annexe is an exceptional combination of style and functionality. Although there are only two rooms: the living/kitchen/bedroom space; and the stunning shower room, clever interior styling effortlessly delineates the different areas and creates a beautiful space for cooking, dining, relaxing and sleeping. Natural light floods in through large glass panels and glass sliding door set in anthracite grey frames which complement the warm wooden exterior cladding. Currently a holiday let, it could provide an exciting space for an artist or someone who needs a home office.

Outside

Well-positioned on its plot, this pretty 'chocolate box' home sits within gardens on two sides, and stables and yard on another. A shingle driveway, with two five-bar gated entrances, sweeps between the stables and the house, and provides parking for many vehicles. The wooden stable block comprises four loose boxes and a store with pitched, tiled roof, and is on hard standing. The positioning of the yard in relation to the house allows for sight of the stables from the kitchen. Landscaped cottage gardens stretch between the house and the annexe which is set in the farthest corner away from the house. Shingle pathways meander between mature trees, shrubs and flower beds which provide shade, colour and texture, and attract an abundance of wild birds.











Local Information Nyland

Local Council: Somerset

Council Tax Band: D

Heating: Oil

Services: Mains electricity and water, private drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Weston-super-Mare
- Burnham and Highbridge

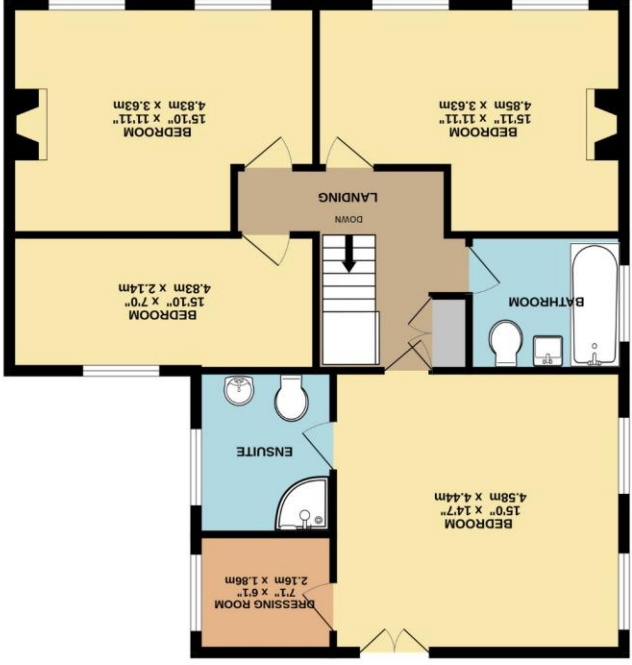


Nearest Schools

- Draycott and Rodney Stoke First School
- Fairlands Middle School
- Kings of Wessex Academy



GROUND FLOOR



1ST FLOOR

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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