



2 Manor Barns, Church Lane, Chewton Mendip, BA3 4SW

£585,000 Freehold

COOPER  
AND  
TANNER



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 4  1  2 EPC C

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## DESCRIPTION

A beautifully renovated four bedroom barn conversion with charming period features set within the popular village of Chewton Mendip within easy reach of Bristol, Bath and Wells. The property has been enhanced by the current owner who has created a stunning family home and manicured gardens. A huge amount of care has been taken in the renovations to retain period features whilst also making it a versatile property for modern living.

Upon entering the property there is a spacious and light hallway with storage and a downstairs shower room. The kitchen/dining room has been transformed with a newly fitted kitchen from 'John Lewis of Hungerford' featuring an array bespoke cabinetry with soft close topped with marble worksurfaces creating a breakfast bar for 4 people and Belfast sink with 'Quooker' hot water tap. A 'Lacanche' range cooker is a focal point of the room, there is space for an American style fridge/freezer, a utility cupboard with plumbing for white goods along with an integrated 'Neff' microwave and an integrated 'Miele' dishwasher. within the kitchen/dining room is ample space for a table to accommodate 4-6 people with access directly out to the enclosed rear garden.

The sitting room is situated on the first floor, benefiting from a dual aspect and having a vaulted ceiling. It is a marvellous room for socialising whilst also being a comfy and cosy space with a large woodburner as the focal point

of the room. Double doors reveal a Juliette balcony which looks over the beautifully manicured gardens and trees to the rear. Within the property there are four double bedrooms along with a study area with bedrooms split over the three levels.

On the ground floor are two spacious double bedrooms, one looking to the front with French doors out and the other having a large window seat and having a garden view.

On the first floor is the master bedroom, a substantial room with garden and countryside views, built-in reading lights above the bed, along with a walk-in wardrobe with shelving, rails and automatic lighting. Situated on the first floor is an exquisite family bathroom finished to the highest of standards. It features a slipper bath, a large walk-in shower with rain-forest head, toilet, wash hand basin, storage and bespoke wooden shelving and seat.

The fourth double bedroom can be found on the second floor, again with a lovely outlook. The study area is open and looks over the exposed wooden beams and down into the sitting room, perfect for homework or working from home.

## OUTSIDE

The gardens have undergone a complete transformation in recent years, split over several tiers they provide fantastic areas for seating, eating and entertaining, whilst also









## OUTSIDE (continued)

having areas to enjoy the countryside at the rear. Double doors open from the kitchen out to the patio with steps leading to a decking area with pergola and climbing vine above. Within the garden are a wide variety of shrubs, bushes, flowers and climbing plants dotted around several seating areas to follow the sun. Wooden sleepers create raised flower beds with a pathway leading to the back gate.

Approaching the property from Church Lane is a large area of gravel at the front of the house which provides parking for four to five cars and access to the large single garage with boarded loft for additional storage. The area to the front runs in line with the house to the stone wall and flower beds with a stone shed made to house bins and recycling.

## LOCATION

Chewton Mendip is a popular village with a highly regarded primary school, pre-school, a Public House, shop and village hall. The village is conveniently situated for commuting to both Bath and Bristol and is well served by public transport.

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

dentists and doctors, several churches and both primary and secondary state schools.

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, Castle Cary station (which has direct services to London Paddington) is situated only fourteen miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just sixteen miles away and easily accessible.

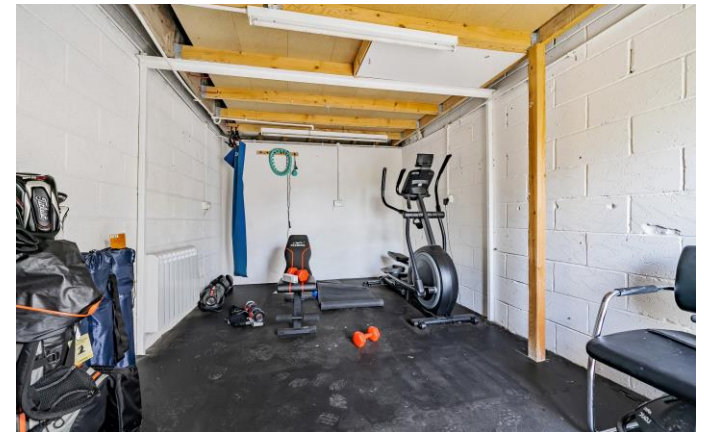
## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From Wells follow the A39 Bristol Road until you reach Chewton Mendip. On entering the village, continue for approx. 400m passing under a footbridge and take the first left into Church Street, the drive to Manor Barn can be found immediately on the left.

REF:WELJAT01042025



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** F

**Heating:** Gas central heating

**Services:** Mains drainage, mains water, gas & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

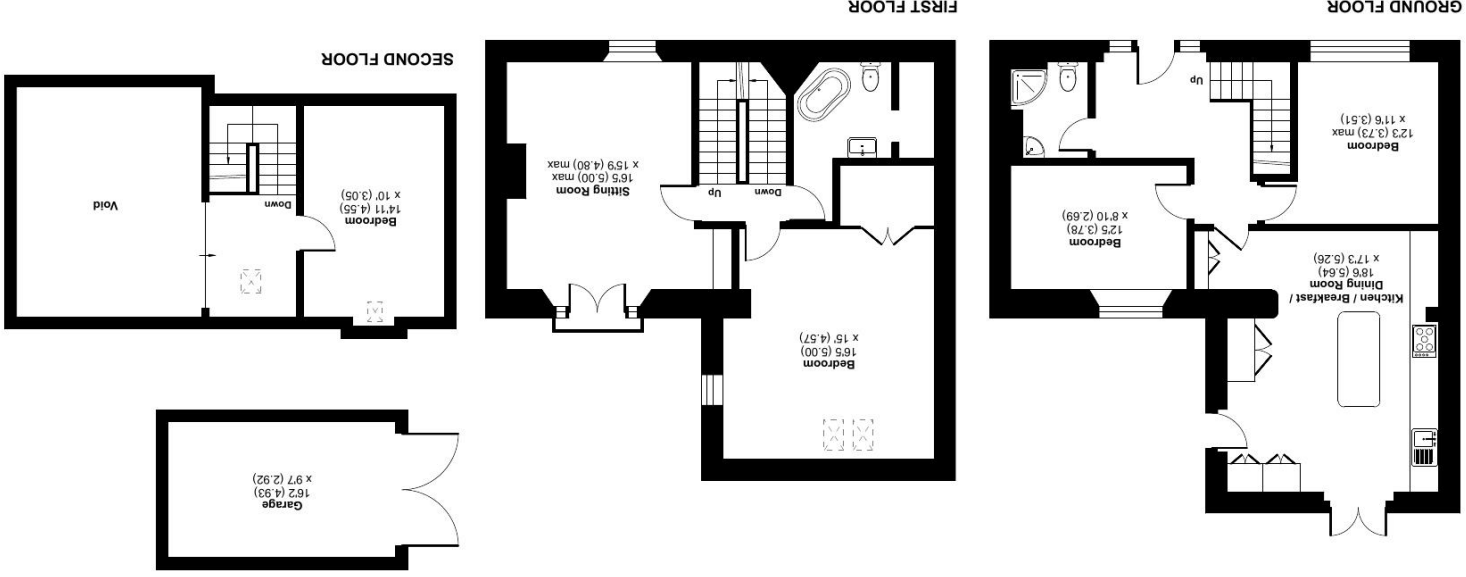


### Nearest Schools

- Chewton Mendip (Primary)
- Wells (Secondary)

# Church Lane, High Street, Chewton Mendip, Radstock, BA3

Approximate Area = 1646 sq ft / 152.9 sq m (excludes void)  
 Garage = 156 sq ft / 14.4 sq m  
 Total = 1802 sq ft / 167.3 sq m  
 For identification only - Not to scale



**RICS**  
**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2024.  
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