



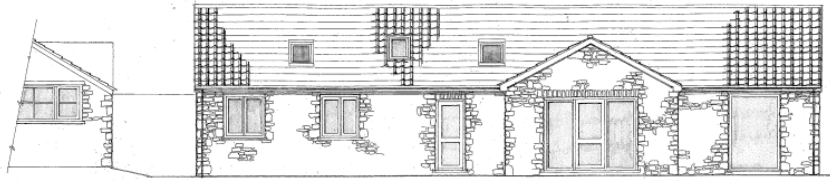
## Proposed Dwelling

 4  1-2  4 EPC N/R

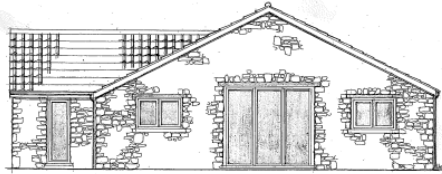
Offers Over £325,000  
Freehold

Barn at Woodbarn Farm  
Denny Lane, Chew Magna,  
Nr Bristol, BS40 8SZ

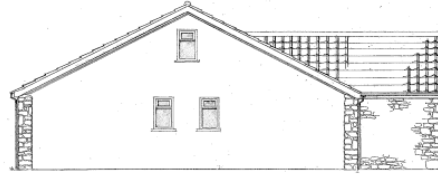
**COOPER  
AND  
TANNER**



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

Revision 29/11/23 To Amend North Elevation windows

1: 100 1 2 3 4 5m

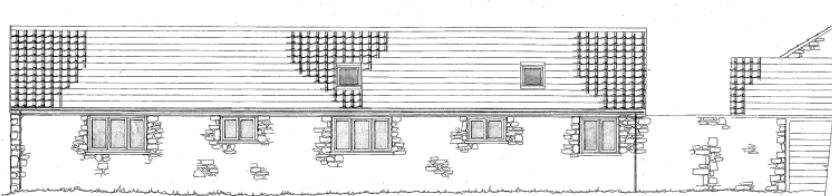
SCALE BAR

I S Ford Building Surveying and Planning Ltd.  
Sutton Farm, Butcombe, Bishops, Bristol, BS40 7XQ  
Tel: 01781 462033

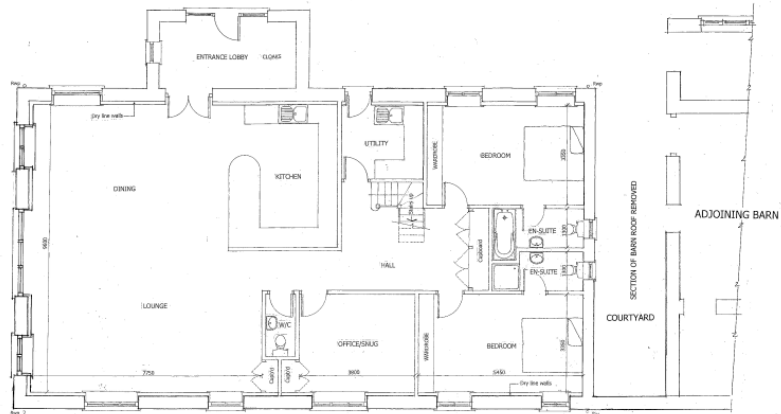
Job Title:  
Proposed conversion of barn to residential use at Woodbarn Farm, Chew Magna, Bristol, BS40 8SZ.

Drawing Title:  
Proposed Elevations

Date: 29/11/23 Scale 1: 100 @ A3  
Drawg. No. 1973/23/05A Drawn I S Ford



PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR PLAN

Note: Dimensions may vary from those shown due to irregularities in the structure and thickness of insulation required. Do not scale from plans

1: 100 1 2 3 4 5m

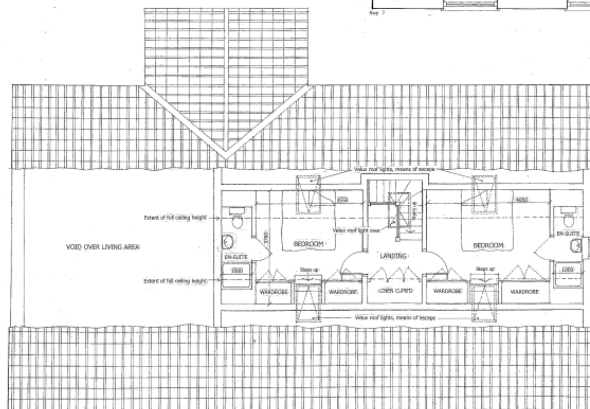
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Job Title:  
Proposed conversion of barn to residential use at Woodbarn Farm, Chew Magna, Bristol, BS40 8SZ.

Drawing Title:  
Proposed Floor Plans

Date: 29/11/23 Scale 1: 100 @ A3  
Drawg. No. 1973/23/04A Drawn I S Ford



PROPOSED FIRST FLOOR PLAN

Revision 29/11/23 To Amend North Elevation windows

# Barn at Woodbarn Farm

## Denny Lane, Chew Magna

### Bristol, BS40 8SZ

Proposed Dwelling -  4  1-2  4 EPC N/A

## Offers Over £325,000 Freehold

### DESCRIPTION

A wonderful opportunity to acquire a barn with full planning permission to create a four double bedroom family home situated on the outskirts of the beautiful village of Chew Magna. Originally build by the owner's great grandfather in 1935, the barn could be transformed into a stunning family home within easy reach of Bristol, Bath, Wells and Frome.

The planning permission which has been approved, is for accommodation over two floors with two of the double bedrooms being on the ground floor making the property suitable for single storey living if desired. Upon entering the house will be a spacious entrance hall leading through into a large open plan vaulted kitchen, dining, sitting room benefitting from a triple aspect. Adjacent will be a office/snug area which could equally be used as a play room or tv room if desired. A utility room provides additional storage along with a separate w/c with wash hand basin. Both double bedrooms on the ground floor are spacious in size with fitted wardrobes, one having an ensuite shower room and the other an ensuite bathroom.

Stairs rise to the first floor which comprises two further double bedrooms, both with fitted wardrobes and ensuite shower rooms.

The plans have been produced to give various options for either an upsizing family or couple who would like to live on one level, the plans could however be amended, subject to the necessary consents to create a bespoke property to your exacting style and layout.

### OUTSIDE

Approaching the property is a gateway opening to a parking area to comfortably accommodate 3-4 cars leading to the

property. A garden can be found to the rear of the barn which is currently hard standing but can be adapted and transformed to your taste.

### PLANNING REFERENCE

Bath and North East Somerset - Planning Ref: 23/01576/FUL

### LOCATION

Chew Magna is an attractive and desirable village with a vibrant village community and High Street. Amenities within the village include a well-stocked supermarket, master butcher, coffee shop and post office. There are also four public houses nearby, one of which (The Pony and Trap) has been awarded a Michelin star. The village's situation in the Chew Valley offers commuters excellent access to the regional centre of Bristol which is 8 miles to the north and the Heritage City of Bath which is 15 miles to the east. The Cathedral City of Wells, which offers further facilities, is 14 miles to the south. The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities.

### VIEWING

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

### DIRECTIONS

Coming from the Chew Stoke Direction, Take Wally Lane which runs across the northern edge of Chew Valley Lake. Once you have crossed the lake the first left into Denny Lane. Continue for approx. 600 metres and turn right just after the turning to Woodbarn Farm.

REF:WELJAT080324

#### Local Information Wells

**Local Council:** Bath and North East Somerset

**Council Tax Band:** To be assessed upon completion of building works

**Heating:** None

**Services:** Available nearby



#### Motorway Links

- M4
- M5



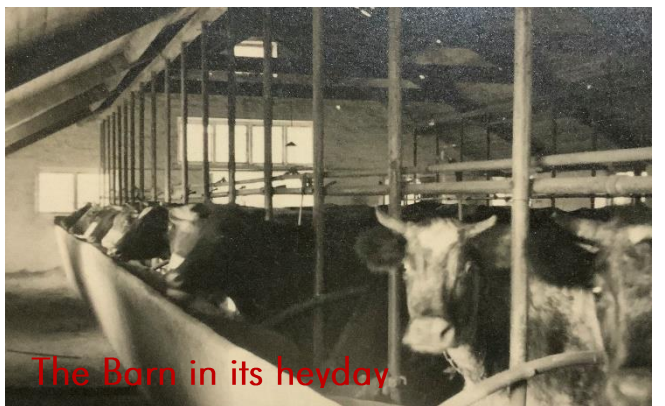
#### Train Links

- Bristol Temple Meads
- Bath Spa



#### Nearest Schools

- Chew Magna Primary School
- Chew Valley School (Secondary)



The Barn in its heyday

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