



Old Hill, Winford, North Somerset

A picturesque detached barn conversion with adjoining paddock and stables situated in a rural private setting with lovely views over the surrounding countryside.

Summary of Accommodation

Ground floor Entrance hall | Sitting room | Study/dining room | Breakfast kitchen
Utility Room | Cloakroom | Bedroom

First floor Two bedrooms | Bathroom

Outside Garden with mature trees | Detached double garage | Parking for several vehicles
Adjoining paddock | Timber stable block with feed/tack room

In all about 2.5 acres

Distances

Bristol 8 miles | Chew Magna 4.2 miles | Chew Valley Lake 7.7 miles | Winford Village 1.4 miles | Bristol Airport 1.6 miles | Wells 15.4 miles | Nailsea/Backwell Rail Station 5.4 miles
Bristol Temple Meads Rail Station (Paddington/London) 8.6 miles | Cribbs Causeway
Regional Shopping Centre 17.2 miles (all distances are approximate)

The Property

The village of Winford lies within the Chew Valley about eight miles south of Bristol. It has a thriving community with a primary school, public house, church and a village store/post office. Old Hill is a hamlet of interesting properties, surrounded by agricultural land about 1.5 miles west of the centre of the village, which can be accessed via shortcuts through public footpaths.









Bells Barn was thoughtfully converted from an old detached stone barn in the 1990's and has never been sold on the open market before. It has current planning approval and accompanying architect's drawings for an impressive extension of both the upstairs and downstairs accommodation, should the new owner wish to expand. It has mellow stone elevations with stone window sills under a pantile roof. It is situated in a rural setting along a single track no through private road, off which are four properties.

The comfortable interior has lovely views over the surrounding countryside, particularly from the sitting room, study and the first floor. There are wood effect floors on the ground floor. The attractive sitting room has a natural stone faced wall with a central floor to ceiling brick chimney breast fitted with an open fire, and an open archway leads into the kitchen/ breakfast room with one exposed brick wall. The kitchen is well fitted with a range of units, wood surfaces and an integrated Rangemaster cooker. The kitchen opens into the utility room with a stable door to outside. Off the entrance hall is a bedroom, cloakroom and a study or bedroom at the front of the barn which overlooks the drive to the paddock. The accommodation is extremely flexible on the ground floor. The study/dining room could be used as a bedroom, study or both, still offering a kitchen/living/dining area on the same floor.

The first floor has two double bedrooms and a bathroom.



Outside

Bells Barn is approached through a five bar farm gate and over a cattle grid, giving access to a drive sweeping past the barn to a generous parking area providing parking for several vehicles.

The garden lies principally to the rear of the barn and is laid to grass interspersed with mature trees including apple.

The Land

Lying to the west of the drive is a vehicular access opening to the adjoining paddock with a timber two stable block with overhang and an integrated tack/feed room. The paddock also has a secondary vehicular access from the private road.

The paddock amounts to 2 acres. In all the property amounts to 2.5 acres.

Directions (Postcode BS40 8DX)

When in Old Hill from the Felton direction, a single track (unmarked) no through private road is seen along on the left-hand side. Turn left. Bells Barn is seen as the first entrance on the left-hand side, after about 0.2 mile.

Property Information

Services: Main water and electricity connected to the property. Private drainage. Oil fire central heating. Broad Band provided by Sky. Triple glazed windows. PIV system.

Local Authority: North Somerset Council

Council Tax Band: E

Tenure: Freehold

EPC: C

Guide Price: £795,000

Viewings

By appointment through sole selling agent Knight Frank.





Approximate Gross Internal Floor Area

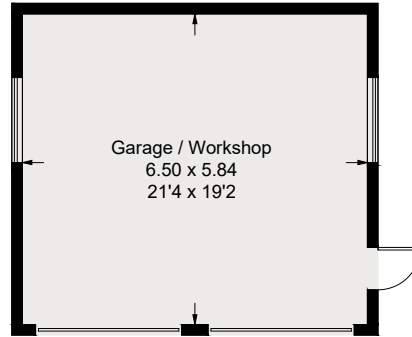
Main House = 129.5 sq m / 1,394 sq ft

Garage / Workshop / Outbuilding = 70.1 sq m / 754 sq ft


Total = 199.6 sq m / 2,148 sq ft

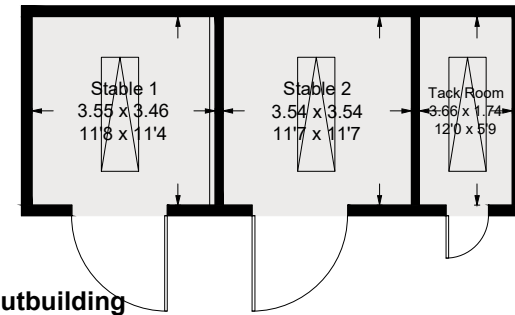
This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



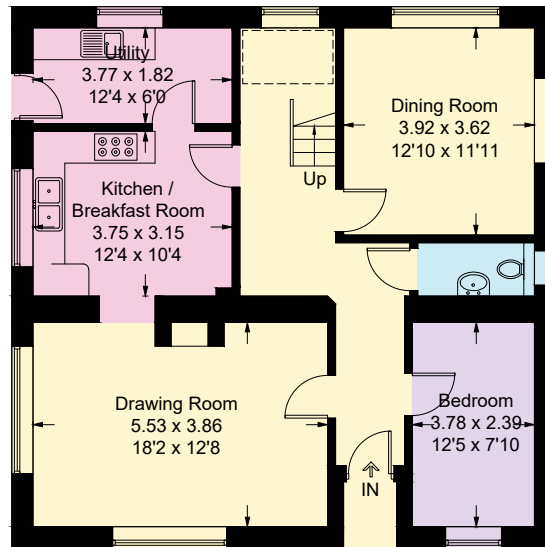
(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0

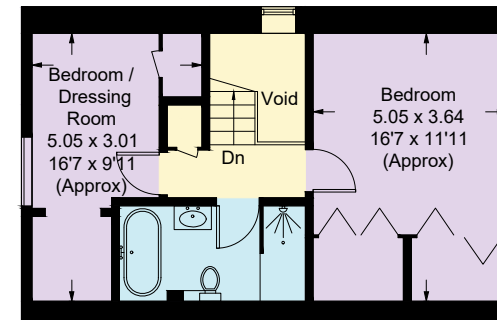


Outbuilding

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

knightfrank.co.uk

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [February 2024]. Photographs and videos dated [February 2024].

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