

WILLOW CREEK BARN

HEATHEND, WOTTON-UNDER-EDGE, GLOUCESTERSHIRE



savills



WILLOW CREEK BARN

HEATHEND, WOTTON-UNDER-EDGE,
GLOUCESTERSHIRE

A charming barn conversion
situated on the edge of a village

Wickwar 2.75 miles, Wotton-under-Edge 5 miles,
Yate 6 miles Tetbury 15 miles,
Kemble Station

(London Paddington 75 minutes) 19 miles,
Bristol 20 miles, Bath 22 miles

Reception Room, Kitchen, Two bedrooms, Ensuite
Shower Room, Bathroom

Gravelled parking, Private and well stocked garden,
Summerhouse/Office,

About 0.25 acres





SITUATION

Heathend is a small village situated close to the larger village of Wickwar. Here there is a convenience store, café, post office, two public houses and a lively village hall. A wider range of shops and amenities can be found in Chipping Sodbury and Wotton-under-Edge.

Heathend is also extremely well placed for a number of regional centres. The elegant and historic cities of Bath and Bristol are both famous for their architecture and art, music and literary festivals. They have their own theatres and highly rated restaurants. The award winning Calcot Manor Hotel and Spa is situated between Wotton-under-Edge and Tetbury. Motorway networks are well serviced by junction 18 of the M4 and junction 14 of the M5. High speed train links to London Paddington are offered from both Bristol Parkway (90 minutes) and Kemble (75 minutes).

The area is a designated area of Outstanding Natural Beauty and as such there are many attractive walks within the locality. There are also golf courses, Chipping Sodbury GC, Stinchcombe Hills GC and Cotswold Edge GC all being nearby. Equestrian opportunities include racing at Bath and Cheltenham, polo at Westonbirt with eventing at Badminton and Gatcombe Park.

DESCRIPTION

Willow Creek Barn was converted about 20 years ago by the current owner and is situated off a No Through lane. Backing onto farmland, the property is set in an established garden with the whole extending to about quarter of an acre. On entering the property there is gravelled parking for a number of vehicles.

The barn itself provides interesting single storey accommodation with vaulted ceilings to the principal rooms. Indeed the property possesses considerable character particularly with the exposed timbers, polished wood floorboards, thumb latch doors and exposed stonework.. The main reception room is 32ft long and is a dual purpose room which also benefits from a wood burning stove. The two bedrooms are served by an ensuite shower room and a separate bathroom with shower unit. Oil fired heating is installed.

The private and mainly walled garden is west facing and is well stocked with mature trees and shrubs. These include a specimen birch and a Japanese cherry tree. There are also flower beds, box hedging and a rose arbor. There is lovely relaxing deck area adjacent to the barn. Opposite is a good sized summerhouse which has been used as an office together with a summerhouse. Farmland adjoins the property on two sides thus providing a delightful rural aspect.

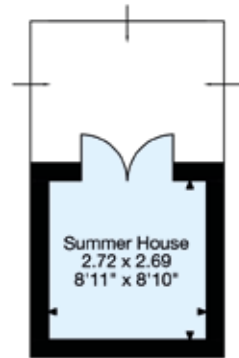
WILLOW CREEK BARN

Approximate Gross Internal Area:

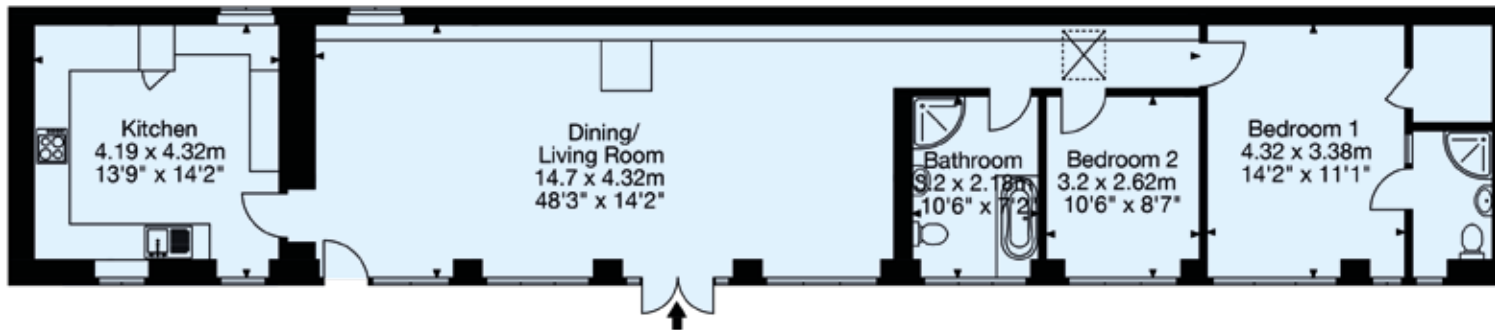
Main House: 107 sq.m. / 1157 sq.ft.

Summer House: 7 sq.m. / 78 sq.ft.

Total: 114 sq.m. / 1235 sq.ft.



SUMMER HOUSE



DIRECTIONS

From Wotton-under-Edge proceed south on the B4058A towards Yate. After approximately 5 miles you will arrive in Heathend. Take the left hand turn adjacent to The Green (opposite a red letterbox) and the property is the first on the right.

LOCAL AUTHORITY

South Gloucestershire District Council
01454 868009

POSTCODE

GL12 8AR

SERVICES

All mains services are connected

VIEWINGS

Strictly by appointment with Savills.

DETAILS AND PHOTOGRAPHS

July 2019

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. BL 30/07/19 Kingfisher Print and Design Ltd. 01803 867087.

SAVILLS CIRENCESTER

1 Castle Street,
Market Place, Cirencester,
Gloucestershire, GL7 1QD
01285 627 550
acoaker@savills.com

