



An exceptionally stylish, recently converted barn offering wonderfully light and spacious accommodation.

Youngwood Lane, Nailsea, Bristol, BS48

£1,150,000 Freehold





Superb 34 'open plan kitchen/family room • Large sitting room and study • Ground floor shower room, cloakroom and utility • Four bedrooms, principal with en suite and dressing room • Elegant family bathroom and second en suite • Triple car barn with room over (excellent annexe potential) • Landscaped enclosed garden backing on to fields

Local Information

This superb barn conversion is set within an exclusive development of just three other properties which were converted by the highly respected local developer Chapel Grange Limited just three years ago. Approached via a secure gated entrance, which creates a lovely sense of enclosure and privacy and perfect for those with young families wishing to enjoy country living with the comfort of neighbours nearby. The electric gates are paired to your mobile phone allowing them to be opened remotely from wherever you may be in the world. The house is fully alarmed with infra-red CCTV for added security, also mobile enabled. There is delightful open countryside all around and yet the property is located just a drive to both Nailsea and Backwell mainline rail station and Bristol City Centre. A private driveway to the front of the property provides parking for numerous vehicles in addition to the oak framed car barn with a room above and provision of services should conversion to an annexe be planned. The gardens are well tended with a generous area of lawn that sweeps from the side of the property to the rear with a sun terrace and a lovely view across the adjoining pasture land. There is a further hidden and sheltered courtyard area perfect for outdoor dining which

may be accessed directly from the kitchen family room.

The front door opens to a welcoming and characterful hallway with exposed oak roof trusses and limestone flooring which runs through the inner hall and into the kitchen family room. Set off the hallway is a walk in cloaks cupboard, large enough to house an array of outdoor wear with a very smartly appointed cloakroom adjacent. The whole property reflects meticulous attention to detail with beautiful oak doors and heritage style ironmongery which sits perfectly comfortable with the light contemporary touches that have been careful integrated into the conversion. The drawing room is of an excellent proportion, almost square with an impressive wide open chimney breast housing a contemporary Stovax wood burning stove. To either side are elegant alcove storage cabinets with display shelving above. The kitchen is a magnificent feature of this home and a wonderful open area designed for modern informal living and of a scale that would allow for entertaining very large numbers of family and friends. Whilst open, the room is principally two areas, demarked by a change in floor finishes from limestone to engineered oak at the far end in which there is space for relaxed seating from which to enjoy exceptional views through the 3m high floor to ceiling bi-fold doors opening



to the south-west facing rear terrace. The hand made, hand painted kitchen by The Home and Kitchen store features an extensive array of built in cabinets in gently contrasting grey and graphite colours with marble work surfaces, an array of integrated appliances and space for the Everhot range stove (excluded from the sale). A bespoke walnut breakfast bar has been hand crafted and added to two sides of the central island unit again adding character and warmth this elegant modern space. Set off the kitchen is a utility area with a cupboard providing further storage and housing the inverter for the 6.5 KWH solar roof panels. There is a Domestic RHI Payment scheme for the renewable energy heating of the property. The house is heated by an efficient and environmentally friendly air source heat pump with underfloor heating that runs throughout the whole of the ground floor with Anthracite column radiators throughout the upstairs. Also at ground floor level is a dedicated study set off a storage room also housing a secondary fridge and freezer. The ground floor shower room off the utility room is smartly finished with contemporary grey wall tiles and sanitary ware by the Bath Company and Rocca.

The inner hallway has plenty of space for a computer workstation with a most stylish open tread oak staircase with glass balustrade leading to the first floor landing which again features exposed oak trusses open to the high vaulted ceiling. There are four generous bedrooms, all of which enjoy delightful views whether it is to the wooded hillsides above

Backwell or the gardens and countryside to the rear. The principal bedroom is a most impressive room with full width glazed doors and a Juliet balcony from which to enjoy the panoramic views. The en suite bathroom is of a very generous proportion with a large walk in shower and moulded Rocca basin set into a wall hung vanity unit. A dedicated walk in dressing room is fitted with hanging rails, storage drawers and shelving for clothes and shoes. The family bathroom is again of a fine hotel standard with shower and contemporary free standing bath. Bedroom 4 also has an en suite shower room with W.C.

Tenure
Freehold

Local Authority
North Somerset Council

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone:
+44 (0) 117 933 5800.



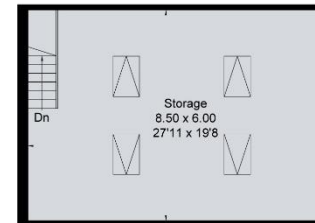


Approximate Area = 283.3 sq m / 3049 sq ft
Garage = 67.9 sq m / 731 sq ft
Total = 351.2 sq m / 3780 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)
For identification only. Not to scale.

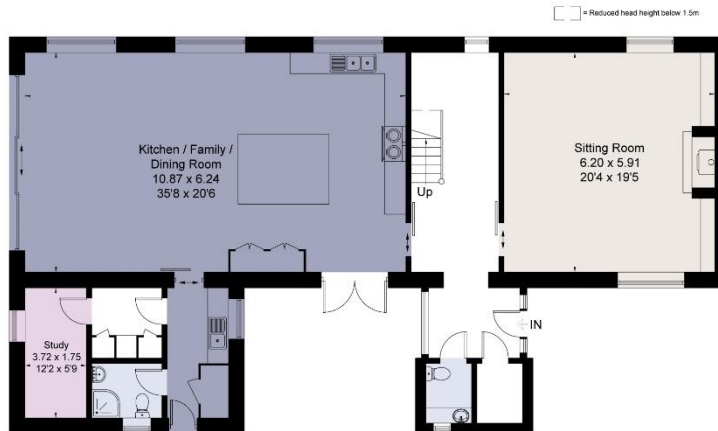
© Fourwalls



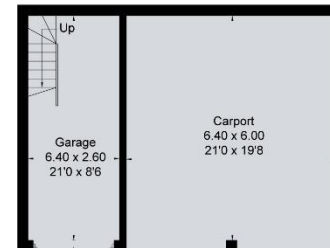
First Floor



Garage - First Floor



Ground Floor



Garage - Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 706909

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	80	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Important Notice Savills, its 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. 20201112KYNL

