



The Corn Barn
Tickenham Hill, Tickenham, BS21 6SW

debbie fortune



The Corn Barn Tickenham Hill Tickenham Clevedon BS21 6SW

The Corn Barn is an exquisite family home that provides a wonderful refurbished barn conversion and adjacent spacious detached annexe.

- Stunning four-bedroom barn conversion
- Gorgeous reception rooms with exposed beams and vaulted ceilings.
- Detached annexe accommodation with open plan living space, bedrooms and a garage.
- Three quarters of an acre of well tended gardens.
- Superb situation away from the road, surrounded by countryside.
- Close to Bristol, road and rail links as well as a selection of excellent schools.
- EPC rating D.

Price Guide £1,095,000

DESCRIPTION

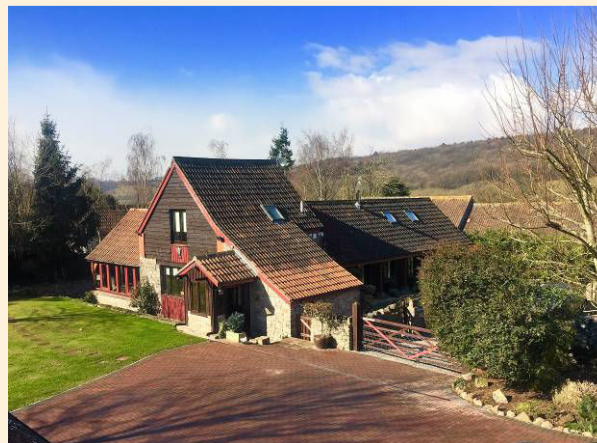
The Corn Barn is an exquisite family home that provides a wonderful refurbished barn conversion and adjacent spacious detached annexe, all nestled off of a private driveway within three quarters of an acre of lush grounds, surrounded by countryside views.

SITUATION

The village of Tickenham is situated about half a mile from bustling Nailsea, with its excellent array of shopping, social and recreational facilities, and the seaside town of Clevedon with its Victorian elegance, original pier and quality shopping is about 4 miles away. Bristol is easily accessible on a daily basis, as is the M5 motorway with interchanges at Clevedon and Portbury. Schools in the area are excellent and well regarded, both primary and secondary. Private schooling is at Wraxall and Bristol, and Bristol Airport is approximately 6 miles away.

DIRECTIONS

Leaving our office in Backwell, cross the lights into Station Road and proceed through Nailsea on the same road until you reach the T-junction at the end. Turn left into High Street, cross the roundabout and at the traffic lights turn right in the direction of Clevedon. Proceed along this road and take the right hand turning on to Tickenham Hill. The entrance to the private driveway will then be found around a quarter of a mile along on your left-hand side. This access feeds three properties, please follow the sign for The Acorn Barn and park on the driveway.



REFURBISHED BARN CONVERSION 2166 sq ft

ENTRANCE HALL

The accepted entrance to the property is from the porch off of the driveway through the main gate. This area provides access to the WC, utility room and kitchen.

KITCHEN/ FAMILY ROOM 15' 8" x 14' 6" (4.78m x 4.42m)

Fitted with an extensive range of fitted cupboards and a large kitchen island, this excellent room is filled with sunlight from its south-west facing aspect. Notable features include the period style beams to the ceiling, flagstone floors and access to the two main reception rooms.



FAMILY OAK ROOM 15' 8" x 14' 6" (4.78m x 4.42m)

This is an exceptional room sure to live long in the memory from your first impression. Flooded with light again from the triple aspect windows and doors to the garden, under a stunning vaulted ceiling and exposed beams.

SITTING ROOM 23' 1" x 16' 7" (7.04m x 5.05m)

The heart of the home! This wonderful family space is complemented by a striking vaulted ceiling, floor level lighting, dual aspect windows and a cosy fireplace. There is a stairwell that provides access to the main bedroom and access on the ground floor to the inner hall.

INNER HALL

Exposed stonework, stairwell to Bedroom Two, doors to:

BEDROOM THREE 15' 10" x 12' 4" (4.83m x 3.76m)

Two windows to the side and built in wardrobes are included in this spacious double bedroom.

BEDROOM FOUR 12' 1" x 9' 0" (3.68m x 2.74m)

A suitable bedroom for a young child that could equally act as a study.

BATHROOM

The updated suite includes a bath with shower over, WC and wash basin, with a high standard of finishing to the surrounds.

STAIRS FROM INNER HALL TO:

BEDROOM TWO 23' 7" x 15' 5" (7.19m x 4.7m)

Surely the bedroom the children will argue over! An excellent space with built in wardrobes that provides option for seating and sleeping areas, under a vaulted ceiling with exposed beams and a Velux window.



Returning to Sitting Room and rising stairs to:

BEDROOM ONE 17' 0" x 16' 8" (5.18m x 5.08m)

A lovely way to end the internal tour! A comfortable double room with vaulted ceilings, exposed beams and a window overlooking the garden. Built in wardrobes and access to:

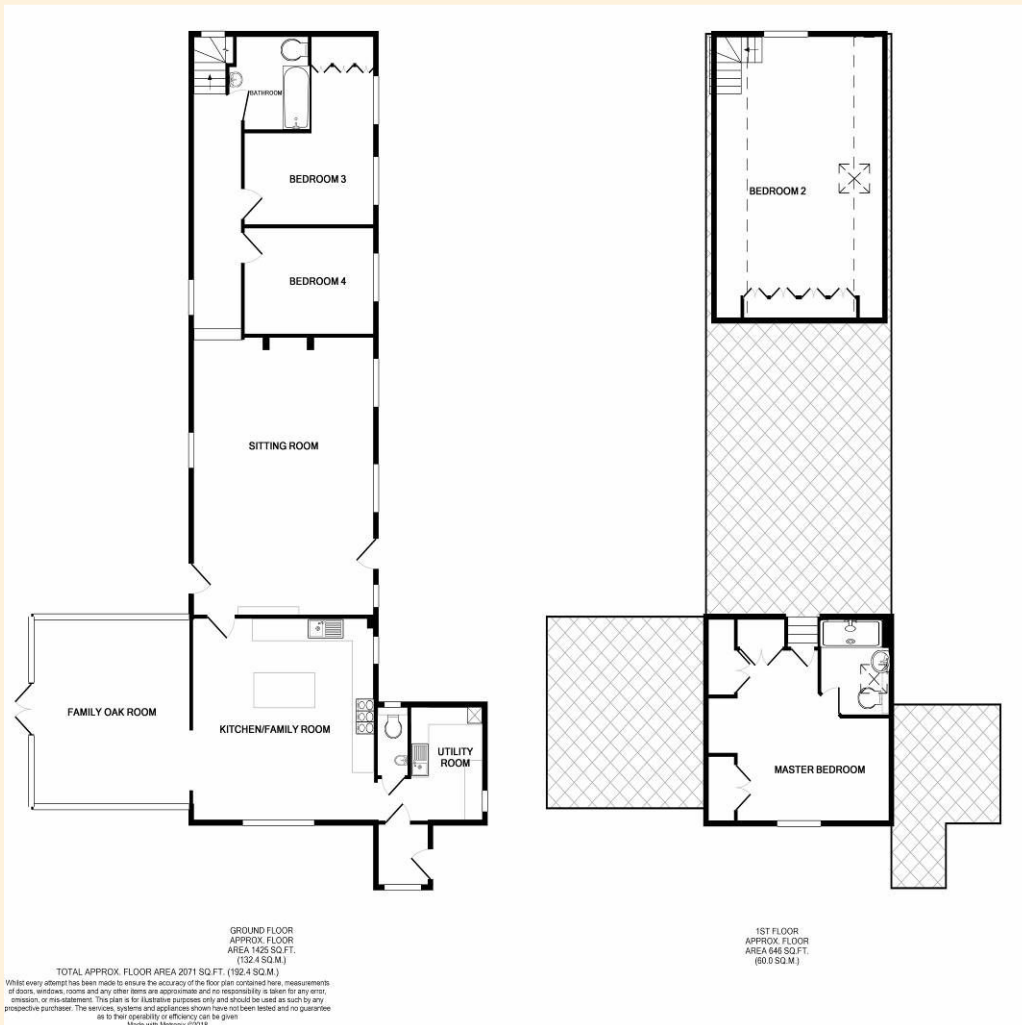
EN-SUITE

Beautifully fitted with a Velux window, double shower cubicle, WC and a high standard of surrounding finishing touches.

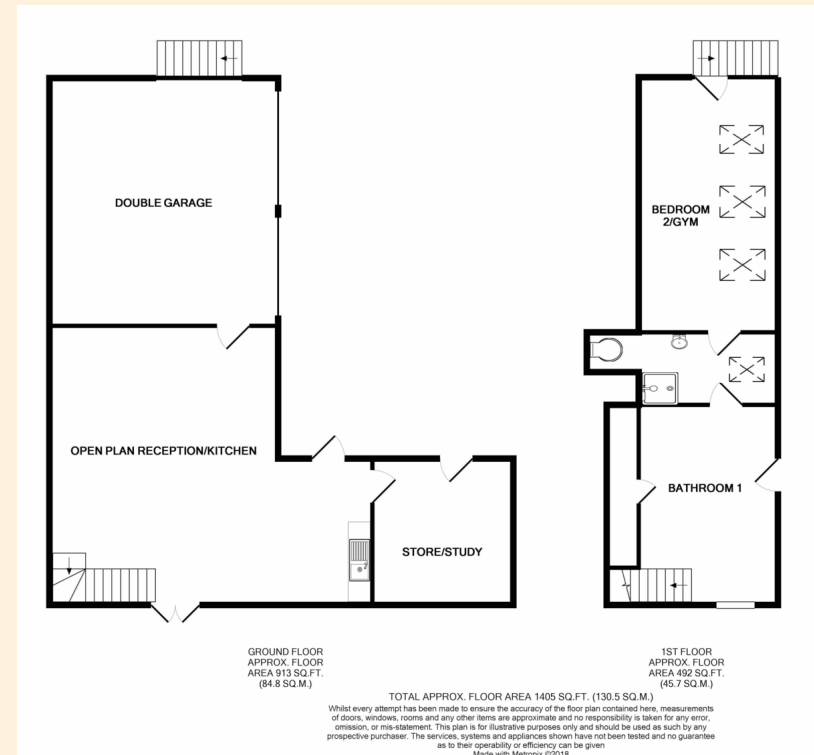
Exit the main property and cross the parking area to:



Barn Conversion Floor Plan



Detached Annex Floor Plan



debbie fortune ESTATE AGENTS

2-4 Dark Lane, Backwell,
Bristol BS48 3NP

Tel 01275 406880 www.debbiefortune.co.uk



1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. No person in the employment of or agent of or consultant to Debbie Fortune estate agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. Measurements, areas and distances are approximate, floor plans and photographs are for guidance purposes only and dimensions, shapes and precise locations may differ. 4. It must not be assumed that the property has all the required planning or building regulations consent and that appliances referred to in the details are in safe and working order.



THE DETACHED ANNEXE 1400 sq ft

ENTRANCE

There is a stable door giving access from the driveway to:

OPEN PLAN RECEPTION/ KITCHEN 21' 3" x 17' 3" (6.48m x 5.26m)

A fabulous, L-shaped and spacious open plan area that has easily enough space for a dining table and three-piece suite. From the main living area there is access through French doors to a large area of garden with open views over the neighbouring fields.

The kitchen area offers adequate work space and fitted wall and base units, with a sink and space for appliances.

From here there is access into the double garage, study and the first-floor accommodation.

STUDY 11' 1" x 10' 8" (3.38m x 3.25m)

A versatile room with glazed stable door to the parking area.

FIRST FLOOR BEDROOMS

Two sleeping areas either side of a shower room that are accessible by stairwells each side.

BEDROOM ONE 15' 2" x 10' 4" (4.62m x 3.15m)

An excellent double room with a vaulted ceiling and a window offering lovely views.

SHOWER ROOM

Comprising a white three-piece suite of shower cubicle, WC and wash basin. Velux window to front offering panoramic views.

BEDROOM TWO 19' 4" x 10' 4" (5.89m x 3.15m)

Another large double room with three Velux windows taking advantage of the views. Waves storage space and stable door to the stairwell.

THE GARDENS

Three main areas of garden offer your children or grandchildren all of the space they would need to tire themselves out! Two large lawn spaces either side of the annexe are hit with sunshine from the southerly aspect, and made more attractive by the views of the neighbouring countryside that surrounds the property. There is a landscaped al fresco dining area accessible from the Oak Family Room, that offers a more peaceful spot to enjoy the better weather - when we get it!

DOUBLE GARAGE 18' 10" x 17' 3" (5.74m x 5.26m)

Two up and over doors to the front elevation, electrically powered. Door to living space.

THE PARKING AREA

A block paved area that sits between the two buildings and offers parking for many vehicles. Accessed by a five-bar gate.



