





2 Chew Court Farm, Stanton Road Chew Magna

Beautiful barn conversion nestled privately in Chew Magna. With stunning enclosed gardens, double garage and four bedrooms this property is sure to be well sought after.

Ground Floor

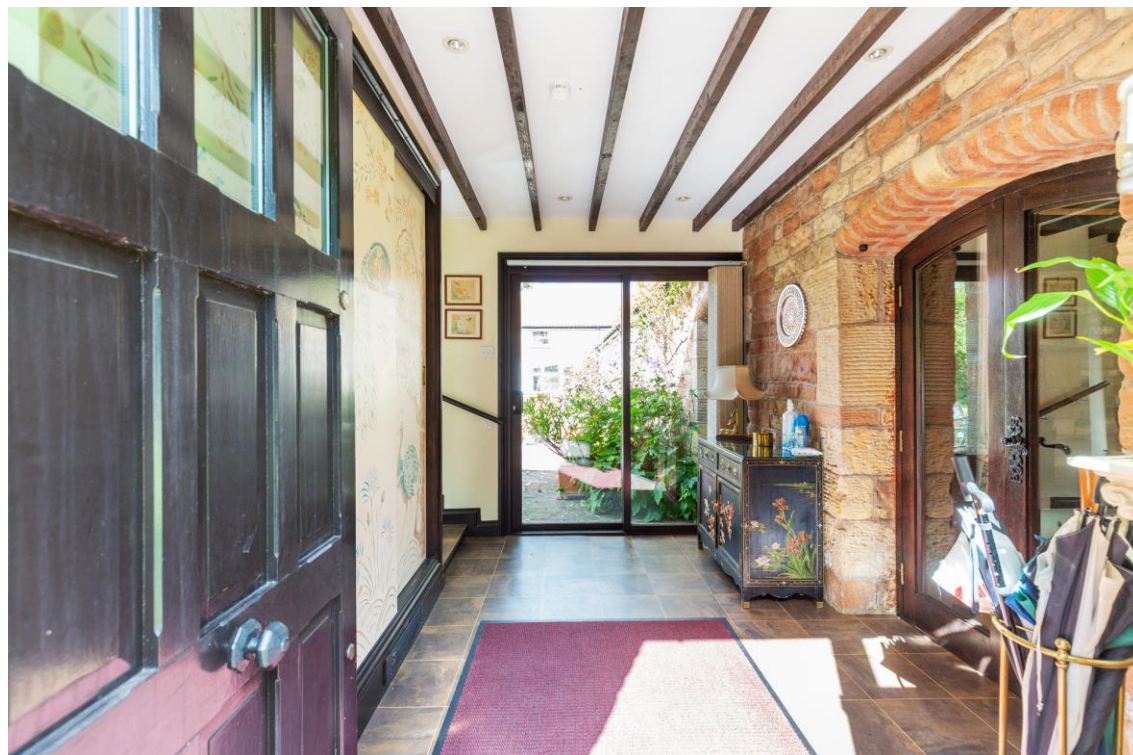
Entrance Hallway, Kitchen, Dining Room, Living Room, Shower Room, Family Bathroom, All Four Bedrooms, En Suite, Conservatory.

Outside

Double Garage, Workshop/Utility Room

£850,000

Killens - Chew Magna
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About the property.

Ideally located in one of Chew Magna's prime positions, this fantastic barn conversion occupies an enviable plot within the grounds of the historical Chew Court Farm. This pretty property boasts four bedrooms all of which overlook the immaculately maintained walled garden. A beautiful feature of this home is the kitchen with roof light windows allowing natural light to illuminate through the space. There is a double garage with workshop/utility area to the rear making it incredibly useful.

About the inside.

On entering the property via the lovely front door, you are greeted by a wide and welcoming entrance hallway which has sliding doors to the rear garden, and access to both kitchen and dining room. Entering the dining room through the French doors on the right hand side of the hallway and you will begin to notice the charm of the property. The dining room has a stone-built fireplace housing an open flame gas lit fire set on flagstone hearth along with a charming window seat and double doors giving access to the rear garden. Through the dining room is the living room with another stone-built fireplace housing log burner acting as a delightful centre piece of the room and making it perfect for those cosy winter nights. Windows and double doors allow natural light to flood the room whilst enjoying the outlook of the garden. The first of two-family bathrooms is located between the living room and the bedrooms. The bathroom comprising a shower, toilet, and hand basin. The second family bathroom is further towards the principal bedroom and is made up of a three-piece suite. All four bedrooms have built in wardrobe space and look out onto the garden. The principal bedroom benefits from its own en suite bathroom and access via sliding doors to the conservatory at the rear of the property. The kitchen is located on the left hand side of the entrance hallway and is fully equipped with eye and base level units including integrated appliances and double doors that open up onto the patio area, perfect for the morning coffee. The double garage can be accessed from the rear garden as can the workshop/utility room.



About the outside .

Upon approach to the property via the shared driveway, you are met with a double garage with parking for at least two cars. Through the garage is the workshop/utility room which overlooks the rear garden. The enclosed walled rear garden has been kept in immaculate condition by the current vendors with lovely border plants and shrubs, a lawn fit for family use and a patio area ideal for entertaining.

About the area .

The village of Chew Magna has a good range of local shops including a general store, master butcher, coffee shop, deli, post office, gift shops, and pharmacy. There are three public houses in the village, all of which are very popular eating pubs and a delicious seafood restaurant. 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 14 miles is to the east. The Cathedral City of Wells, which offers further facilities, is 14 miles to the south. Nearby are Chew Valley and Blagdon lakes which are well known for their fishing, birdlife, sailing and nature study amenities. A visit to Salt and Malt at Chew Valley Lake is highly recommended, as this modern tearoom/fish and chip restaurant is owned by the same family as The Pony and Trap. The nearby Mendip hills, well known for their limestone features, provide a wide range of informal leisure opportunities

Useful Information .

Postcode – BS40 8SF

Local Authority - BANES

Council Tax - G

Energy Performance Certificate Rating - G

Tenure - Freehold

Viewings - Strictly by appointment with the Vendors agent Killens

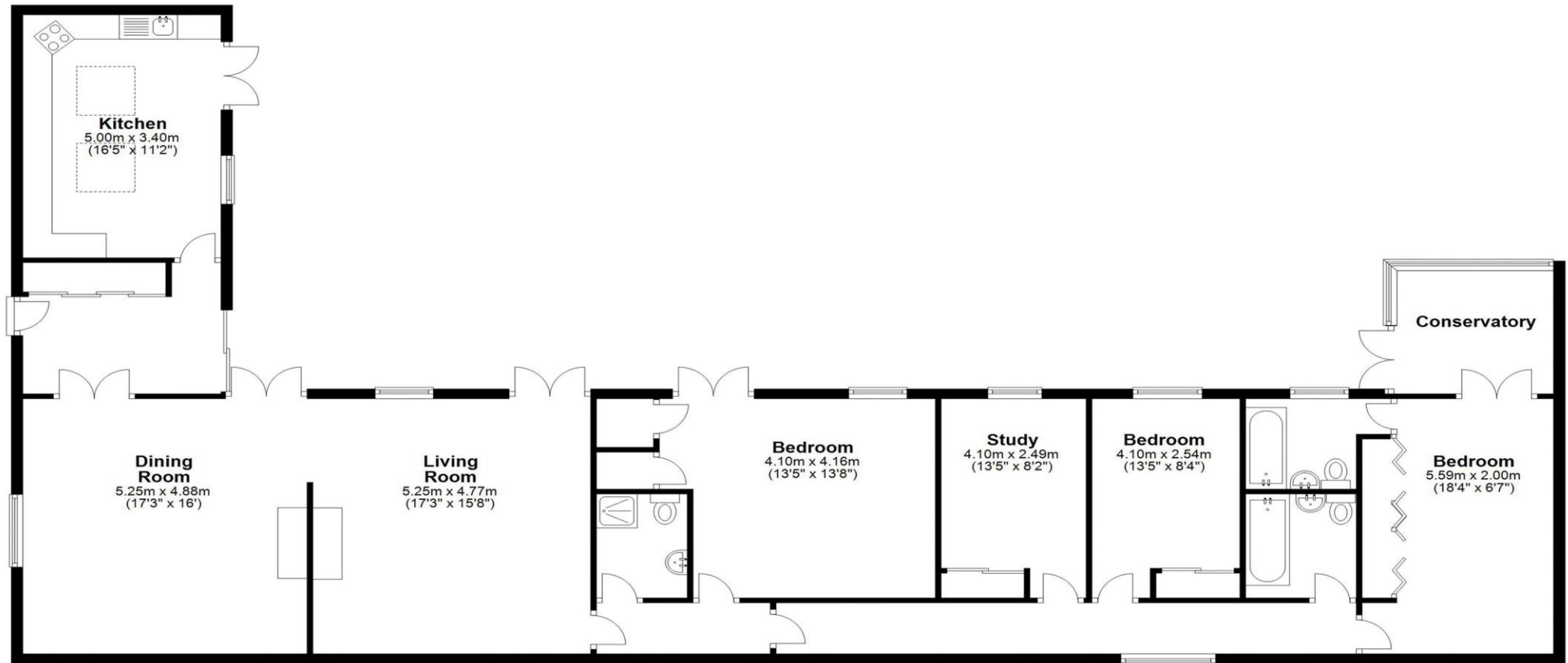


2 Chew Court Farm, Chew Magna, BS40 8SF

Approximate Floor Area: 1859 sq feet, 172 sq meters

Ground Floor

Approx. 172.7 sq. metres (1859.1 sq. feet)



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