

IWOOD

gth

WRINGTON





Thatchway Barn, Iwood, Wrington, North Somerset BS40 5NX

 2
  4
  3
  224 sqm

Thatchway Barn is a beautifully restored four bedroom detached barn conversion, located on the fringes of the ever popular village of Wrington. Combining character features with modern living, the property has been sympathetically renovated by the current owners to provide a home full of naturally light interiors, generous accommodation and a useful range of outbuildings, all set within 1.16 acres of gardens and amenity land.

Freehold O.I.E.O £999,000

DESCRIPTION & OUTSIDE

In brief the ground floor comprises kitchen/dining room, sitting room, utility, office, two bedrooms, en-suite facilities, entrance vestibule and cloakroom. The kitchen/dining room oozes country chic with recently upgraded, bespoke crafted wall, drawer and base units, breakfast island and dresser. A recently installed electric AGA provides that rustic country aesthetic, whilst modern fittings include 'American' style fridge/freezer, hob, microwave, dishwasher and of course no house is complete without the all important wine cooler. Reclaimed flagstone flooring and exposed beams continue the traditional look, whilst a wood burning stove has been inset into an exposed natural stone chimney. Underfloor heating is present throughout this room as well as the entrance vestibule and cloakroom. The utility comes further stocked with base and draw units as well as a stainless steel sink with drainer. The living room is a spacious yet cosy room with solid oak flooring fitted throughout, exposed wooden beams and dual aspect overlooking the landscaped rear garden. Perfect for a winters evening a wood burner is present set upon a slate hearth, with natural stone surround and wooden lintel over. Perfect for those looking to work from home, the adjoining office provides versatility and could work equally well as a children's playroom or fifth bedroom should it be required. A range of floor level units have been fitted. Completing the ground floor, both bedroom three and four are plentiful double rooms in size, with the



former also benefiting from en-suite shower facilities.

Since taking occupation in 2009 the current owners have cleverly and carefully redesigned the first floor to provide fantastic family living. Bedroom one and two are impressively spacious double rooms in size, with the later benefiting from an adjacent dressing room area. Bedroom one enjoys integrated wardrobe space, dressing room and en-suite complete with walk in shower unit, WC and vanity unit with wash hand basin inset. From the landing the beautifully finished family bathroom consists 'claw foot' bath, with chrome telephone handle shower, WC and vanity unit with wash hand basin inset.

From Wrington Road, imposing solid timber electric gates open onto a block paved driveway and reveal the true Gem that Thatchway Barn is concealed behind the meticulously manicured hedgerows that envelop the plot. Beginning at the house adjoining on the south is a piece of tranquillity with an ornamentally landscaped wall garden complete with 'Coy Carp' pond and water feature, lawn, herbaceous borders and covered seating area with unrivalled views over the Wrington Vale, Mendip Hills and Crooks peak beyond. To the west and abutting the kitchen/dining room is the perfect outside entertaining space with a large sandstone patio area, enclosed by a low level brick wall opening back out onto the driveway. From here access is provided into a further garden, predominately laid to lawn, boasting an abundance of mature shrubbery providing further seclusion to this already wonderfully private spot. Remaining at the house end of the driveway is an attractive stone built outbuilding that has formerly had planning permission granted to convert into a two bedroom dwelling, perfect for those looking for multi-generational living, or equally in income stream as a holiday let (subject to gaining any relevant consents. Please note that planning lapsed in 2022 having originally been granted in 2019 (ref: 18/P/4978/FUH on the North Somerset planning portal). The outbuilding has been fitted with tiled flooring on the ground floor as well as long burning stove, along with a mains power connection. A WC is also present, whilst stairs lead to the vaulted first floor, providing additional storage space or further scope for conversion (subject to gaining the relevant consents. The block paved driveway provides significant amounts of off road parking leading up to the detached double garage, further outbuilding and paddock. The double garage is any car enthusiasts dream with electric roller door opening onto tiled flooring, space for commercial work bench, three phase electric and air conditioning unit. Adjacent and leading into the paddock via a wooden five bar gate, is a secure, detached timber outbuilding, as well as hay/log store. The gently slopping paddock is perfect for those who may well be interested in the property from an equestrian perspective as a space to keep a horse or two, enclosed by both hedge and fence borders.



SERVICES & OUTGOINGS

We understand mains water, electric, private drainage and oil are connected

Council Tax: North Somerset Council Band 'G'

DIRECTIONS

What3words:///crafted.soups.equality

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

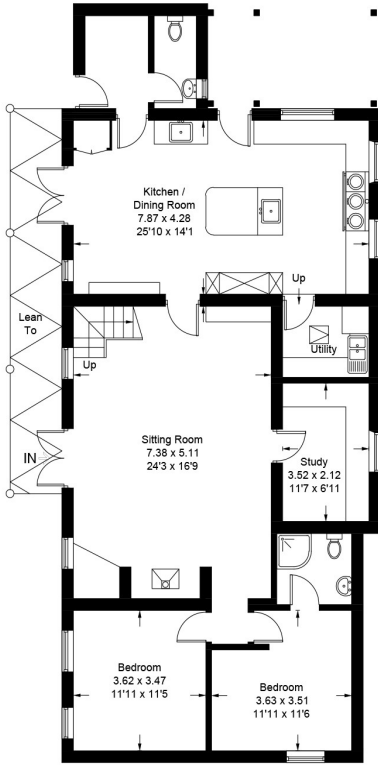
Chancellors Pound, Unit 6, 8, 9 & 10, The
Pound, Redhill, BS40 5TZ

Tel: 0117 203 5577 | Ref: BUR210027

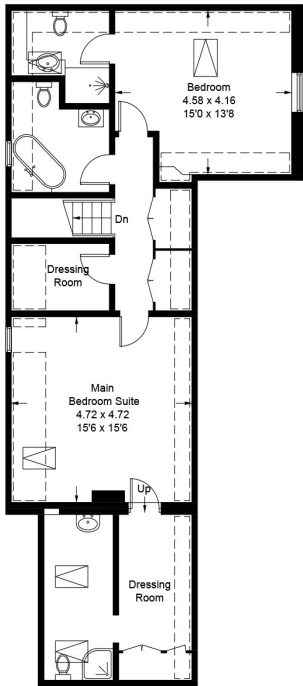
GREENSLADE TAYLOR HUNT
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		

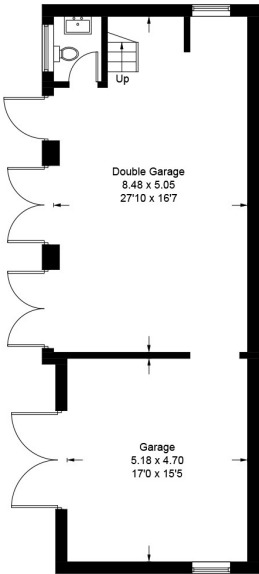
Approximate Gross Internal Area = 215.2 sq m / 2316 sq ft
 Garage / Double Garage = 141.2 sq m / 1520 sq ft
 Outbuildings = 19.5 sq m / 210 sq ft
 (Excluding Filled Sheathed Log Store)
 Car Workshop = 44.8 sq m / 482 sq ft
 Total = 420.7 sq m / 4528 sq ft



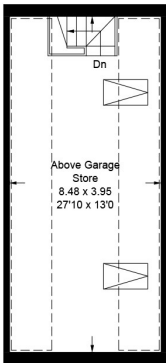
Ground Floor



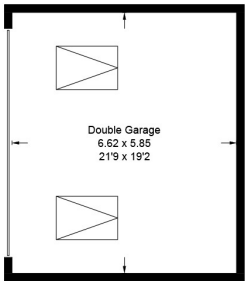
First Floor



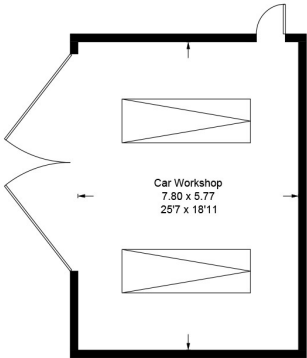
Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



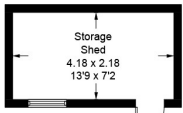
Garage - First Floor



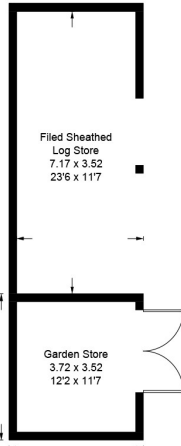
(Not Shown In Actual Location / Orientation)



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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1295110)

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

