



WINNOW BARN

Jasmine Lane, Claverham, Bristol, BS49 4PY

Robin King | Estate Agents

WINNOW BARN, JASMINE LANE, CLAVERHAM, BRISTOL, BS49 4PY

A charming 4 double bedroom detached barn conversion with ample driveway parking and a double garage set in outstandingly beautiful gardens and grounds in a North Somerset village within 12 miles of Bristol

- Approx 1,871 sq ft accommodation
- Stylish kitchen/dining room
- Double garage building with potential for conversion
- Beautiful gardens and grounds
- Highly sought-after rural edge-of-village location
- Surrounded by open countryside

Set along a quiet country lane, Winnow Barn is a tranquil private idyll with breath taking gardens and grounds. The home and gardens blend harmoniously together, with a wide sunny terrace to the front of the house providing a wonderful place to sit and enjoy the surroundings. Light floods into the house through large windows, providing tantalising garden views from every room, enhancing the sense of bringing the outside in. Modern features combine beautifully within the idyllic country setting; calming neutral colours blend with stripped wooden beams and doors to give a sense of space and peace.

Approached along a private driveway off Jasmine Lane, with a grass garden and impressive vegetable garden to the right and more formal garden to the left, there is ample parking to the right of the house, along with the double garage.

The front door opens into the impressive kitchen/dining/family room that is fitted with a comprehensive range of white wooden wall and base units with granite work surfaces; a large central island provides an ideal breakfast area or space to sit and enjoy the surroundings. There is an integrated microwave, Miele dishwasher and a recessed sink





along with space for a large range cooker and a free-standing fridge/freezer. Kardean flooring runs the length of the light and sunny room, which incorporates a central dining area and day room sofa to one end.

There is a spacious downstairs cloakroom/boot room beyond the kitchen, along with a home office/family room/snug. Also off the kitchen is the sitting room with a beamed ceiling, an impressive inglenook fireplace with recessed wood burner and a feature arched window almost the full height of the room. The adjacent conservatory provides space to enjoy the outdoor views and direct access to the garden.

Stairs lead up from the sitting room to the first floor landing, where there is an attractive seat to sit and relax with a good book. There are 4 double bedrooms, 3 with extensive fitted wardrobes, along with a shower room and a separate family bathroom.

Outside - Adjacent to the house is the double garage building, which offers potential for development into a self-contained annexe, studio, office or workshop subject to the necessary permissions. The building is currently arranged with a spacious utility room to the left hand side, with space for a freezer, washing machine and tumble dryer, and a useful workshop beyond. The spacious double garage includes generous storage above the workshop area as well as in the rafters overhead.

The gardens and grounds (in excess of half an acre) at Winnow Barn are simply beautiful, having been professionally designed, landscaped and planted. The wide sun terrace to the front provides a wonderful space for entertaining and alfresco dining, bordered by raised beds. Wide, shallow steps lead up to the immaculate lawn and the beautiful south facing garden beyond. This incorporates stunning and beautifully curated herbaceous borders filled with carefully sourced plants providing structure, interest and colour throughout the year.





Mature hedges and trees provide privacy and shelter, and fruit trees include apple, plum, cherry, fig, pear and greengage.

Across the driveway, in front of the garage building, there is an impressive kitchen garden with large, productive raised beds and a greenhouse with a grapevine. This leads onto a natural grass garden, with an attractive meandering mown path: mature trees add height and shade. The property is surrounded by beautiful open countryside with far reaching views.

Location - There is a primary school in Claverham and secondary schooling is available nearby at the highly regarded Backwell school. The nearby village of Yatton (within 2 miles) offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities along with mainline railway services to London Paddington (journey time from 114 minutes). Junction 20 of the M5 is within 6 miles and Bristol Airport within 8 miles. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.



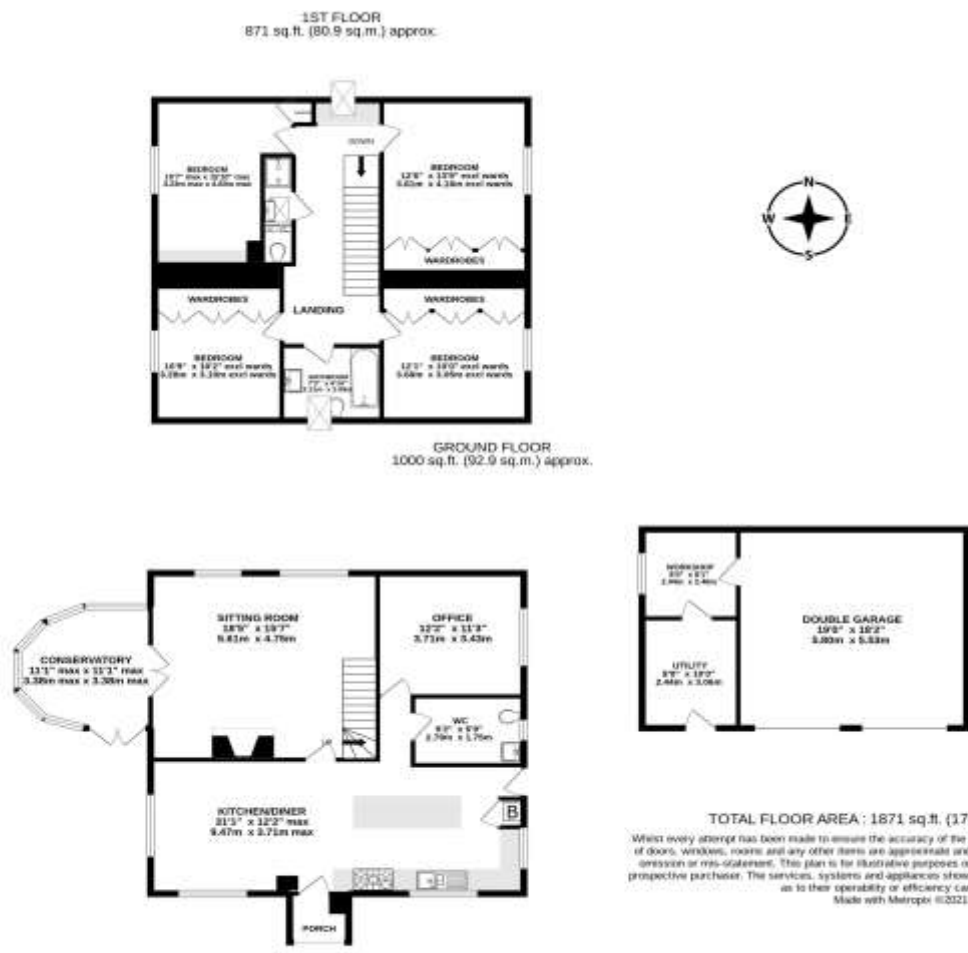




DIRECTIONS – From our office take the A370 Bristol Road then turn left onto the B3133 Smallway towards Yatton. Continue onto the High Street to the left, then take the second exit at the roundabout onto Claverham Road. Having passed Steamcroft Community Church on the left, take the next left onto the High Street and just before St Barnabas Church on the corner, turn left onto Jasmine Lane. Continue for approximately 0.3 miles and Winnow Barn is on the right hand side, beyond a 5 bar wooden gate.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2694.50 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – Mains electricity, water and drainage, LPG gas heating **EP RATING** - D



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