



First Floor

The Tythe Barn, West Hewish, Weston-Super-Mare, Somerset, BS24 6RR

Robin King | Estate Agents

FIRST FLOOR, THE TYTHE BARN, WEST HEWISH, WESTON-SUPER-MARE, BS24 6RR

A stylish and elegantly presented 2 bedroom loft-style apartment in a wonderful rural location convenient for Bristol and beyond

- Approx 608 sq ft beautifully appointed accommodation
- Character features combine with contemporary style
- Bristol 16 miles, M5 Jct 21 approx 3 miles, mainline rail services approx 3 miles
- Leasehold - 999 year lease
- No onward chain

Believed to date from around 1750, and carefully converted to provide stylish contemporary accommodation, this delightful two bedroom loft-style apartment feels light and airy, thanks to the high ceilings and exposed timbers.

The property is accessed via stone steps running up the side of the barn, and a heavy glazed door opens into the spacious accommodation, which is arranged around the central living area. Windows to either side provide wonderful views to east and west, capturing the rising sun in the morning and setting sun in the afternoon. Interesting features have been retained during conversion, including stone-capped alcoves, stone arrow slit windows and brick arches over the windows and front door, maintaining the look and feel of the original barn building. Overhead lighting defines the dining area and the wall-mounted coal effect electric fire provides a focus to the living area. Engineered oak floors and oak veneered doors throughout the living area and kitchen provide a mellow warmth against the cool white walls and soft grey paintwork.

The galley kitchen is fitted with state of the art, handleless German units in ivory with cement-effect worktops. Fully equipped with fridge/freezer, single oven, induction hob, extractor, dish washer, washing machine and microwave oven, it opens directly off the living space, giving it an inclusive feel while successfully maintaining the integrity of the main seating area. An additional feature is a neat breakfast bar for casual eating, reading or computing. New Velux® roof windows complete the clean and light ambiance of this space. The bathroom includes a large walk-in shower and also has a modern, pull-up airer, to easily facilitate clothes drying, if required. There are two good size bedrooms, situated at either end of the living room, both are fully carpeted and have high, beamed ceilings.

The Tythe Barn is situated within the grounds of Little Manor, accessed via a





shared driveway off Wick Road and there is parking in the shared yard area adjacent to The Tythe Barn.

Location – West Hewish is situated in a rural location in the North Somerset Levels and Moors, just outside the seaside town of Weston-Super-Mare, which includes a good range of business, leisure and shopping facilities. Nearby is the unique coastline of the Severn Estuary, designated a Special Protected Area in 1995 and a Special Area of Conservation in 2009, together with the protected limestone uplands and gorges of the Mendip Hills Area of Outstanding Natural Beauty. Together with the wetlands of the levels and moors, all provide superb opportunities for walking and bird watching. Local sporting facilities include Mendip Spring Golf Course, walking and caving in the Cheddar Gorge, horse riding and the popular Strawberry Line linking Yatton to Cheddar, ideal for off-road cycling and walking. J21 of the M5 is within 2 miles, and mainline rail services are available within 3 miles from Worle station. Bristol is within 16 miles, and the Airport approximately 10 miles away.

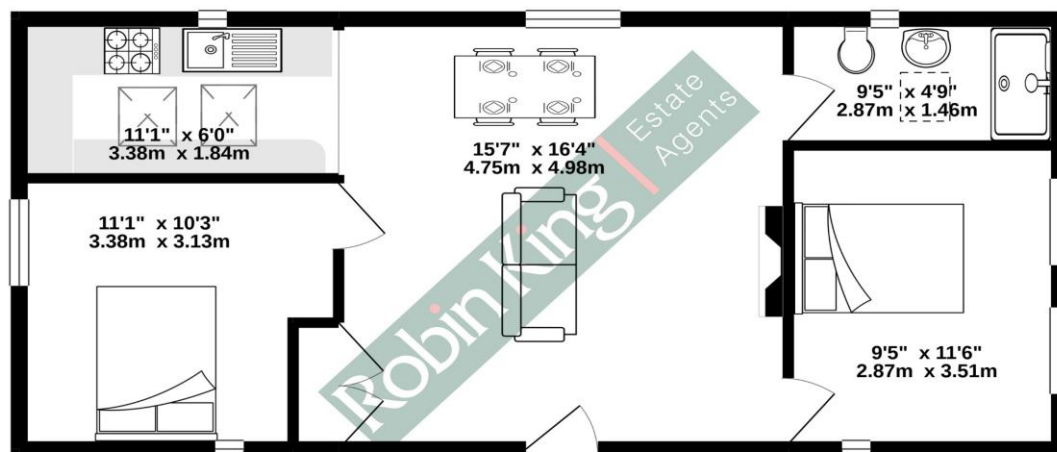
Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the A370 towards Weston super Mare, continuing for approximately 2.9 miles, taking the first right past St Anne’s School, onto Wick St Lawrence Road. Proceed for approx. 0.4miles during which the road will bear round to the right, and over the railway. The road bears around to the left and then to the right, shortly after which turn right onto the drive with a sign indicating “Little Manor Barns” and the property is at the end.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band A £1,281.18 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – Mains electricity and water, LPG calor gas combi boiler, shared private water treatment plant, 1Kw PV solar panels on roof

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT