



debbie fortune
ESTATE AGENTS



The Old Barn

Nailsea



The Old Barn, Kingsmead, Nailsea, Bristol, BS48 2XH

£495,000

- An enchanting, detached barn conversion
- Packed with original period features
- Three bedrooms/three bathrooms
- 2000 plus sq.ft of accommodation
- Incredible 30' drawing room
- Separate sitting room plus kitchen/breakfast room and conservatory

An enchanting converted former barn in the Historic Kingshill area of Nailsea. Packed with period features it boasts over 2000 sq ft of accommodation including three bedrooms, three bathrooms and an impressive 30' drawing room.

SITUATION

Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway (junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

DIRECTIONS

Approaching from the direction of Backwell, head into Nailsea, turn left onto Queens Road, then right onto Mizzymead, left again onto Stockways onto Silver Street, then right into Pound Lane. Turn left into Kingsmead and The Old Barn can be found at the very end of the cul de sac to the right.



DESCRIPTION

Set at the end of Kingsmead a quiet, residential cul de sac, 'The Old Barn' sits behind solid wood gates that lead to parking for the property. The property itself has an attractive painted façade with a clay tiled roof and sits in a discrete and private position. Approaching the house through a handy storm porch, a magnificent period door with a port hole window provides access to an inner hallway. From the hallway you will find a useful ground floor study, perfect for those working from home or require an office/study space and doors to two further rooms. On the left is a quite incredible 30' drawing room which is accessed by a Jacobean style eight panel door, the atmospheric room has a solid wood floor, beamed ceiling, and bay window, along with a handsome open fireplace with a heavy beam over and stone hearth, which provides a superb focal point to the room. Beyond the drawing room is a spacious conservatory that looks out over an enclosed courtyard garden.

To the opposite side of the entrance hallway, you continue into a characterful sitting room with a dual aspect and a solid stone staircase rising to the first floor to one end, to the side wall is huge inglenook fireplace with a stone hearth, internal lighting, and cast-iron bread oven. A pretty window seat adds even more detail, as well as a stone arch leading through to the kitchen, with useful storage area to the side. The kitchen is another traditional affair with its quarry tiled floor and farmhouse style cabinets, to the side of the kitchen there is a useful utility room and a ground floor cloakroom, along with a door to the side to gain access to the garden.

On the first floor are the three bedrooms and three bathrooms which are accessed off a lovely galleried landing area, both the master bedroom and guest bedroom are en-suite whilst the family bathroom with its classic white suite serves bedroom three and of course visiting guests. The bedrooms benefit from either fitted wardrobes and/or under eaves storage and plenty of character.

Outside, the Old Barn has a manageable garden which has been landscaped to provide great outdoor entertaining space, with mature planted borders an ornamental pond, pretty stone walls and a rockery area. There is also a large outbuilding which is ideal for those looking for a hobby room or external office, whilst in need of a little repair it could also provide great potential for further accommodation (subject to the necessary consent).

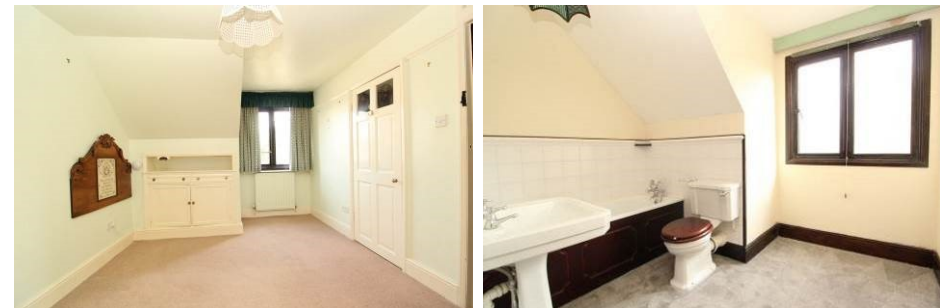
PROPERTY INFORMATION

Tenure - Freehold

Council tax band - F

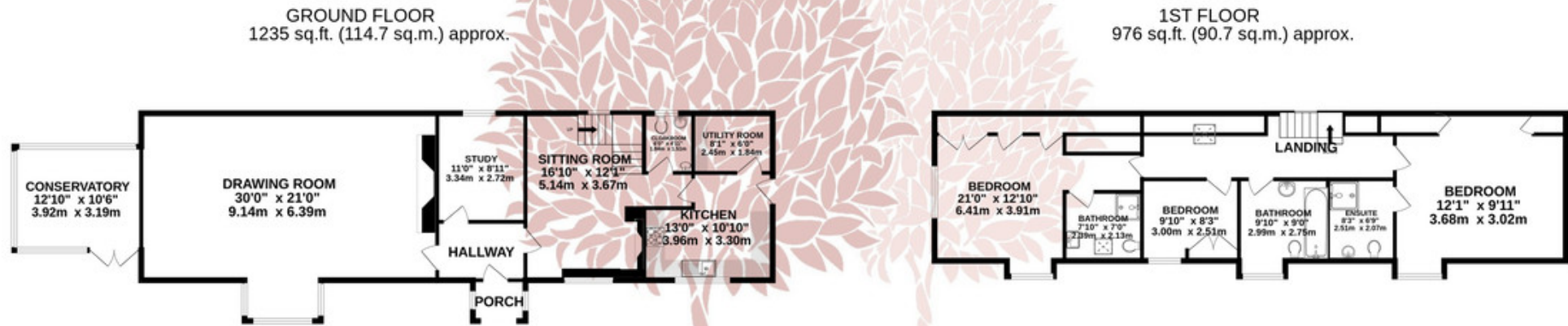
EPC rating - E

We have noticed... If you are looking for a home packed with original features and old-world charm then look no further as 'The Old Barn' has it in spades, from impressive stone fireplaces, wonderful, beamed ceilings and solid wood floors there is literally character in every room.





Floorplan



TOTAL FLOOR AREA : 2211 sq.ft. (205.4 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.

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