



New Croft Barn Tickenham Hill, Clevedon, Somerset BS21 6SH

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A three bedroom, Grade II listed barn conversion with a beautiful garden and situated in an elevated position allowing stunning views across to Brockley Coombe, Cleeve and the Bristol Channel. Notable features include a 136' x 70' garden, ample car parking space, a 16'7 x 12'5 kitchen/dining room, 15'9 x 12'4 living room with log burner and French doors providing plenty of natural light from the southerly aspect. Other benefits include an en suite shower room to the master bedroom and a luxuriously appointed bathroom complete with freestanding slipper bath.



3



1

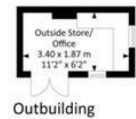


2

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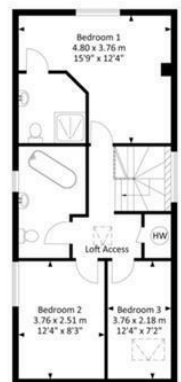
Approx. Gross Internal Area
1223.10 Sq.Ft - 113.63 Sq.M
Outside Store/Office
68.45 Sq.Ft - 6.36 Sq.M
Total Area
1288.01 Sq.Ft - 119.66 Sq.M



Outbuilding

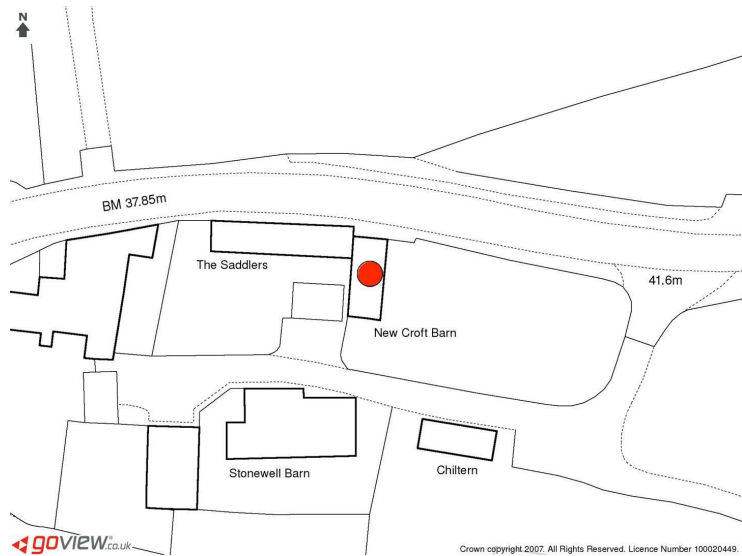


Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		97
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

OTHER INFORMATION



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