



**HOMEFIELD BARN, DUCK LANE, WICK ST. LAWRENCE,
WESTON-SUPER-MARE, BS22 7RR**
£850,000

A rare opportunity to acquire a beautifully presented 4 Double Bedroom Barn Conversion located in the heart of this highly sought after rural village on the outskirts of the seaside town of Weston super Mare, within 5 miles of the Town Centre, Sea Front, Railway Station and M5 Motorway at St Georges. The property stands in a large plot of approximately 0.73 Acre (0.29 hectare) with a double garage, stables and paddock.

'Homefield Barn' was converted by the present owners in 2018 to a high standard with the main accommodation on one level including 4 Bedrooms (1 En Suite) and a fabulous open plan Living Kitchen plus a versatile mezzanine loft room. The property offers a traditional design with all the benefits of modern living, including double glazing, LPG central heating with under floor heating in the living rooms and radiators in the bedrooms, fitted Kitchen, woodburner and bi-fold doors into the Garden.

Offered with No Onward Chain, an internal inspection is highly recommended

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:

Cloakroom/Study:
7'8 x 6'2 (2.34m x 1.88m)

Utility Room:
6'4 x 5'4 (1.93m x 1.63m)
Wall and base units with worksurfaces over. Plumbing for a washing machine. Space for a tumble dryer. Single drainer stainless steel sink unit. Cupboard housing 'Worcester' LPG fired boiler providing central heating and hot water.

Open-Plan Living Room/Kitchen:
28'3 x 27' max (8.61m x 8.23m max)
Kitchen area with a range of wall and base units with granite worktops. 1 1/2 bowl single drainer sink unit. Range oven with splashback and extractor hood over. Integrated dishwasher. Space for an American-style fridge/freezer. Central island. Living Room with woodburner. TV point. Bi-fold doors to Rear Garden. Skylights. Stairs to First Floor. Door to:-

Inner Hall:
Understairs cupboard.

Bedroom 1:
14' x 13'4 (4.27m x 4.06m)
Radiator. Built-in double wardrobe. TV point. Door to:-

En-Suite Shower Room:
Double cubicle. Low level WC. Pedestal wash basin. Heated towel rail. Tiled splashback. Extractor.

Bedroom 2:
11'7 x 10'9 max (3.53m x 3.28m max)
Radiator. Built-in wardrobe. TV point.

Bedroom 3:
14' x 13'3 max (4.27m x 4.04m max)
Dual aspect with bi-fold doors to front. Radiator. TV point.

Bedroom 4:
9'10 x 9'3 (3.00m x 2.82m)
Radiator. Built-in wardrobe. TV point.

Family Bathroom:
Panelled bath Corner shower cubicle. Low level WC. Vanity wash basin. Tiled splashback and floor. Heated towel rail.

Galleried Landing:
Door to:-

Office/Playroom/Bedroom:
23'10 x 13'10 (7.26m x 4.22m)
A versatile room currently used as an office but suitable

for a wide variety of uses. Sloping ceilings. Radiator. TV point. Skylights. Access to under eaves storage.

Outside:
Electric gates leading to long gravelled driveway. Parking for several vehicles in front of the property. Enclosed area of side garden with wood store, power point and outside tap. Enclosed Rear Garden laid to patio and artificial grass with outside lights, power points and screen hedging. Long gravelled driveway leading to the rear with hardstanding and off street parking. Substantial Double Garage: 25'6 x 23 (7.77m x 7.01m) with electric doors, power and light. Fixed staircase to Loft Room. (Potential to create further accommodation or an annexe, subject to obtaining and necessary consents). Stables: 25' x 11'10 (7.62m x 3.61m) overall, with power and light. Paddock: 0.31 Acre (0.12 Hectare).

Tenure:
Freehold.

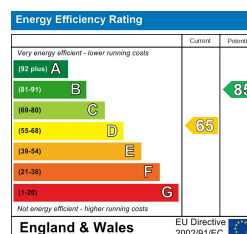
Council Tax:
Band E

Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

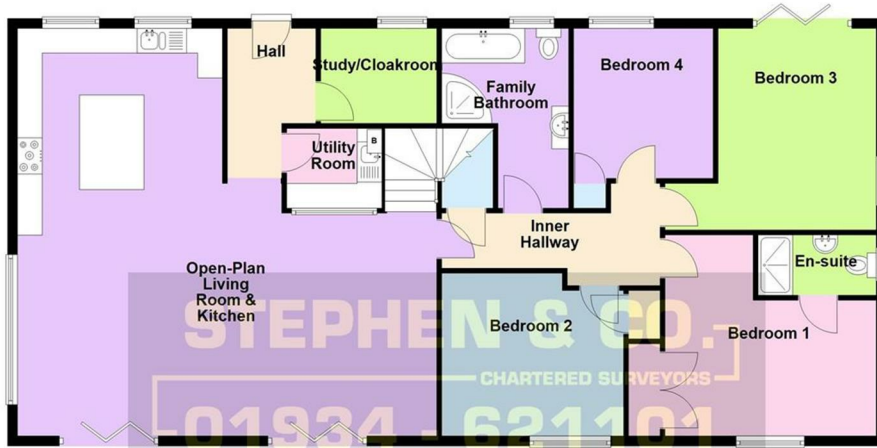
Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



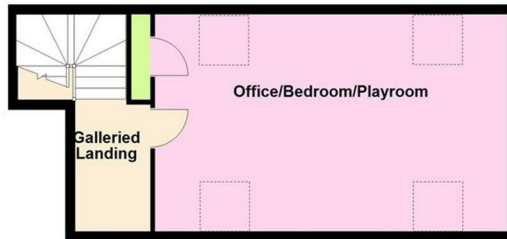
Ground Floor

Approx. 142.9 sq. metres (1538.2 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 183.2 sq. metres (1971.4 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



