



Court Barn
52 Church Lane, Hutton, BS24 9SN

Robin King | Estate Agents

COURT BARN, 52 CHURCH LANE, HUTTON, BS24 9SN

A characterful 4 bedroom detached barn conversion plus 1 bedroom annexe, triple garage, ample parking and wonderful surrounding gardens in a village location convenient for access to the M5, Bristol and beyond

APPROX 3,450 SQ FT VERY FLEXIBLE ACCOMMODATION INCLUDING 329 SQ FT 1 BEDROOM ANNEXE • CHARACTER FEATURES INCLUDING INGLENOOK FIREPLACE, BEAMED CEILINGS AND EXPOSED STONE WALLS • SUPERB KITCHEN/BREAKFAST ROOM PLUS LARGE UTILITY ROOM • DOWNSTAIRS SHOWER ROOM • PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM • FAMILY BATHROOM WITH SPA BATH PLUS SEPARATE SHOWER • WONDERFUL GARDEN INCLUDING A WIDE DINING/SUN TERRACE • AMPLE DRIVEWAY PARKING PLUS TRIPLE GARAGE • WESTON-SUPER-MARE STATION 3.3 MILES / M5 JCT 22 5.3 MILES / BRISTOL AIRPORT 13 MILES / BRISTOL 21 MILES (ALL DISTANCES APPROX)

Originally a tythe barn, believed to date from the mid-1700s, Court Barn has been a much-loved family home for the past 27 years, during which time it has been updated and enhanced by the current owners to create a very flexible property to suit a variety of needs.

The detached house is set in a good sized plot, and from the moment you go through the wooden gate and along the golden gravelled drive, one is struck by the neat presentation and generous proportions of both the house and garden. There is ample parking, either on the driveway or in the triple garage beyond.

The front door opens into an impressive open reception hall that runs across the depth of the property, with glazed panels and a door to the far end opening onto the wide terrace and garden beyond. There is living accommodation to either side of the reception hall and towards the centre an open tread mahogany staircase leads up and around to the first floor bedroom accommodation. Some exposed stonework to the right wall provides character and denotes the agricultural heritage of the building.

The kitchen/breakfast room to the left of the hallway is a highlight of the property, recently installed and





beautifully appointed with a tiled floor and quartz work surfaces, and including a good range of cream units with a wide variety of deep drawers and including carousel cupboards and a superb pantry cupboard with internal drawers. Integrated appliances include a dishwasher and larder fridge and there is space for a range cooker. To the far end of the room is space for a family breakfast table, and a stable door beyond provides direct garden access. A hallway off the kitchen leads to a spacious shower room and on to a large boiler/utility room housing the boiler and hot water tank (both installed within the past 4 years), behind sliding doors. There is space for a washing machine, a tumble dryer and a larder freezer in addition to various fitted storage units. Further along the hallway, double doors to the left open into a family room that could also provide a play room, bedroom or a home office.

Off the central reception hall to the right, double doors open into the spacious sitting room with exposed ceiling and door beams, plus a huge exposed stone inglenook fireplace fitted with a wood burner and slate hearth. A glazed door beyond the fireplace opens onto the garden terrace area beyond. The sitting room leads into the generous dining room, which accommodates a large dining table, ideal for entertaining. A doorway to one end of the dining room leads back to the reception hall, and to the opposite end another door provides access to further space that is currently arranged as a 1 bedroom annexe which could be easily included within the main body of the accommodation.

The first floor accommodation is well balanced, arranged off a wide landing which accommodates a work/office area at one end plus a linen/storage cupboard which is accessible via 2 separate doors. The principal bedroom includes an extensive integrated wardrobe with sliding doors, plus a stylish en-suite bathroom with a screened bath and shower over. The 3 other bedrooms are all generous doubles, some with good under-eaves storage, and 2 with integrated wardrobes with sliding doors. The stylish family bathroom is situated in the middle of the first floor, with a spa bath plus separate shower enclosure.





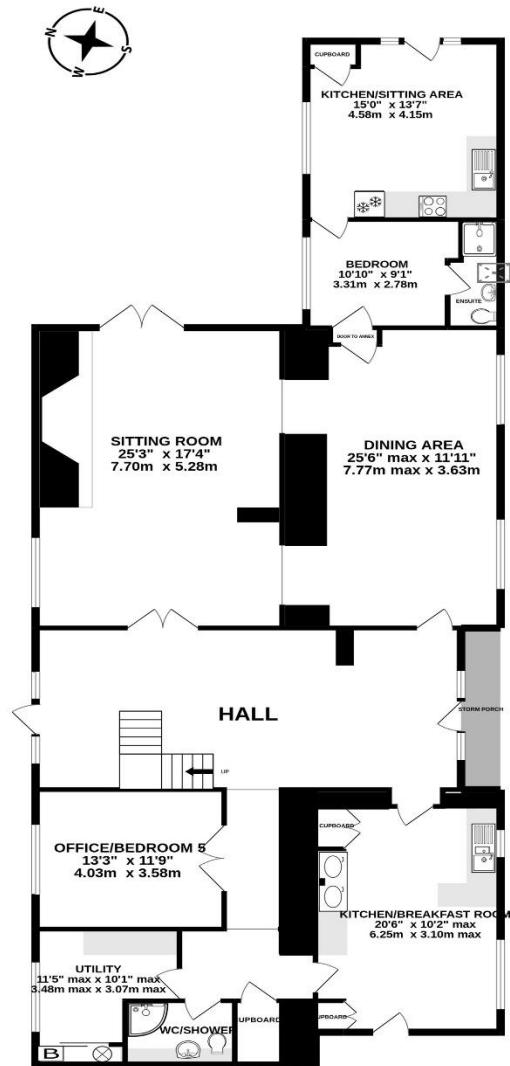
The attached annexe – provides well planned space that currently includes a living/sitting/dining room fitted with a good range of cream units with a country feel, and integrated appliances including an electric oven and hob and a fridge/freezer, with space for a washing machine. There is a bedroom with an en-suite shower room off. The annexe is accessible directly from the house via the dining room or from the garden via the stable kitchen door.

Outside – the garden has been professionally landscaped, including a substantial wide terrace that wraps around the far side and one end of the house, ideal for al fresco dining and entertaining. Careful use of trellis fencing, mature hedges and stone walls combine to create various different areas to sit and enjoy the sunshine throughout the day. There is a wonderful range of mature trees and shrubs including a deep herbaceous border plus a pond and a summerhouse. The substantial gravelled parking area accommodates a number of vehicles. The triple garage beyond the parking area was created from a previous farm building and includes 3 separate doors opening into the central space with good overhead rafter storage. The large timber shed to the side of the garage has 2 windows and power, and provides an ideal workshop or additional storage space.

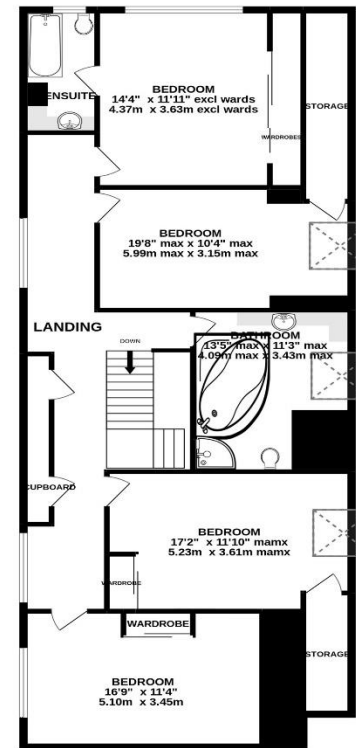




GROUND FLOOR
2106 sq.ft. (195.7 sq.m.) approx.



1ST FLOOR
1351 sq.ft. (125.5 sq.m.) approx.



TOTAL FLOOR AREA : 3457 sq.ft. (321.2 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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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

Location – Hutton village has a range of local facilities including a pub, hairdresser, takeaway, a play group and primary school, a church and a thriving village hall. A more comprehensive range of amenities is available nearby in Weston-super-Mare, including the Sovereign Shopping Centre, doctors, dentists, museum, library, cinema, theatre as well as the sea front, promenade and Grand Pier. Mainline railway services to London Paddington are within 3.2 miles at Weston super Mare station (Bristol Temple Meads from 29 mins, Paddington direct from 131 mins) or from Worle, some 4.5 miles distant. M5 Jct 21 (St George's) is within 5.3 miles for access to the west country, Bristol and beyond.

COUNCIL TAX BANDING* – House G (£3284.72 2022/23) / Annexe A (£1313.89 2022/23) *Bandings for properties altered/extended since 01/04/1993 could be subject to review
EPC RATING – House D / Annexe C

SERVICES CONNECTED – House - all mains services are connected / Annexe – All mains services are connected except gas

DIRECTIONS – The property sits along Church Lane, on the left hand side, approximately 0.1 miles after the turning off Main Road/Hutton Hill near Hutton CE Primary School.



**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**