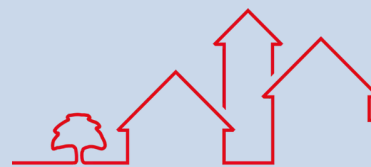




Big Barn Station Road, Backwell
£1,300 PCM



Parker's

Estate Agents & Property Lettings



Big Barn Station Road

Backwell, Bristol

Converted barn on a working farm near Backwell village. Large open-plan kitchen/dining room, spacious lounge with mezzanine, and ground floor living. Small courtyard garden and two covered parking spaces.

- CONVERTED STONE BARN
- CHARACTER FEATURES INCLUDE OAK BEAMS & LATCH DOORS
- OIL CENTRAL HEATING
- GOOD SIZE LOUNGE WITH FLOOR TO CEILING WINDOWS
- 2 BEDROOMED GROUND FLOOR ACCOMODATION WITH MEZZANINE OFFICE SPACE
- 2 COVERED PARKING SPACES
- NO SMOKERS, NO CHILDREN, NO PETS (THIS IS A WORKING FARM)
- Water bill is calculated by the landlord after receiving the water readings for each barn
- The landlord pays for the septic tank to be emptied annually
- OIL TANK - the landlord will fill the oil tank at the start of the tenancy and the tenant must top up the oil tank at the end of tenancy

Big Barn Station Road

Backwell, Bristol

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Open Plan Kitchen Diner

15' 2" x 12' 8" (4.62m x 3.86m)

A spacious room with large apex beamed ceiling with double aspect. Fitted farmhouse kitchen with range of base units and matching wall cupboards, 1 1/2 bowl stainless steel sink unit with drainer and mixer tap over, work surfaces and tiled splashback. Electric oven and grill. Plumbing for dishwasher, space for freestanding fridge/freezer. Radiator. Door to front of property.

Lounge

22' 0" x 16' 1" (6.71m x 4.90m)

A spacious living room with large apex beamed ceiling, floor to ceiling window to the front aspect, feature fireplace and mezzanine level over.

Rear Entrance Hall

10' 9" x 6' 4" (3.28m x 1.93m)

Large solid hardwood stable door to entrance hall, understairs cupboard, Radiator, Stairs to first floor mezzanine level.

Mezzanine

16' 2" x 16' 0" (4.93m x 4.88m)

The mezzanine floor situated above the main living room in the large apex beamed ceiling makes an ideal office space for working from home.

Bedroom 2

12' 9" x 12' 8" (3.89m x 3.86m)

A dual aspect room with apex beamed ceiling, radiator, doors to both the kitchen and rear hall.

Cloakroom

5' 9" x 4' 0" (1.75m x 1.22m)

White suite comprising pedestal wash hand basin, low level toilet





Utility Room/ Airing cupboard

6' 1" x 3' 1" (1.85m x 0.94m)

Plumbing for washing machine built in slatted shelving for storage

Bathroom

7' 6" x 6' 7" (2.29m x 2.01m)

White suite comprising paneled bath with shower over, low level toilet, pedestal wash hand basin, part tiled walls, radiator and window.

Main Bedroom

16' 7" x 10' 11" (5.05m x 3.33m)

Spacious main bedroom situated at the rear of the property with beamed Ceiling, 2 windows and Radiator.

Garden

The outside area to the barn are low paved patio areas to the side of the property

ALLOCATED PARKING

2 Parking Spaces

There are two covered parking spaces in the courtyard opposite the Front door.



Parker's Estate Agents

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