



Sycamore House, Merryhill Farm, Nempnett Thrubwell, Bristol,

Sycamore House, Merryhill Farm, Nempnett Thrubwell, Bristol, BS40 5TS

- Converted Barn
- Full Of Charm and Character
- Country Style Kitchen/Breakfast Room
- Dual Aspect Sitting Room
- Principal Bedroom with Ensuite
- Three Further Bedrooms
- Enclosed Garden
- Solid Oak Frame Double Carport
- Beautiful Walks on Your Doorstep
- Council Tax Band F



RURAL IDYLL - CONVERTED BARN WITH GARDEN!

Beautifully presented and set in the midst of lovely countryside but not isolated, this charming converted barn with beams and timber accents throughout - it is definitely one to see!

Tiled floors create a warm welcome when you enter the spacious entrance hall and all rooms flow nicely from here. There is a large dual aspect sitting room with a fireplace and views into the garden.

The large, beautifully fitted country style kitchen has plenty of wooden cabinets and a view over the garden, together with lots of space for a large dining table – perfect for family and friend get-togethers!

The essential downstairs loo and useful utility cupboards complete the downstairs.

Upstairs the dual aspect principal bedroom is spacious and has a beautifully fitted en-suite. Three further bedrooms and a family bathroom complete the first floor.

Outside is an enclosed, very pretty and good-sized garden, laid to gravel with raised planting areas and lovely areas to sit with coffee or a glass of something chilled to enjoy the peace and tranquillity this lovely home affords. There is ample parking and a double car port. Viewing is highly recommended!

Nempnett Thrubwell is a small village and civil parish close to Blagdon Lake on the western edge of Bath and North East Somerset, in the county of Somerset. Famously, it is the subject of the song 'Down In Nempnett Thrubwell' by The Wurzels and is mentioned in the earlier Adge Cutler song 'Up The Clump'!

Nearby villages have local facilities including shops, pubs, restaurants and schooling. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the world.





ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 9'6" x 18'3"
 SITTING ROOM 14'9" x 18'3"
 KITCHEN BREAKFAST ROOM 14'4" x 18'3"
 UTILITY CUPBOARD 5'3" x 3'7"
 LOO 3'5" x 6'5"

First Floor

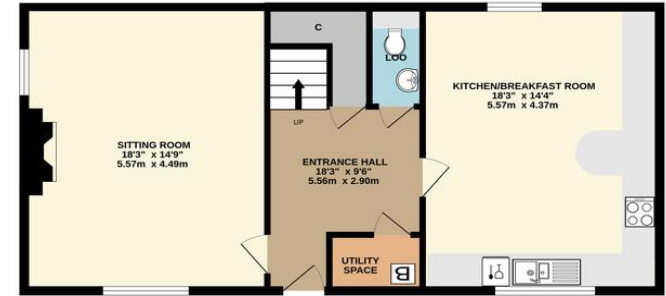
LANDING 14'1" x 10'0"
 PRINCIPAL BEDROOM 15'1" x 18'2"
 ENSUITE 5'3" x 8'4"
 BEDROOM 12'1" x 10'9"
 BEDROOM 15'0" x 7'2"
 BEDROOM 7'0" x 7'4"
 BATHROOM 6'8" x 8'0"

Outside

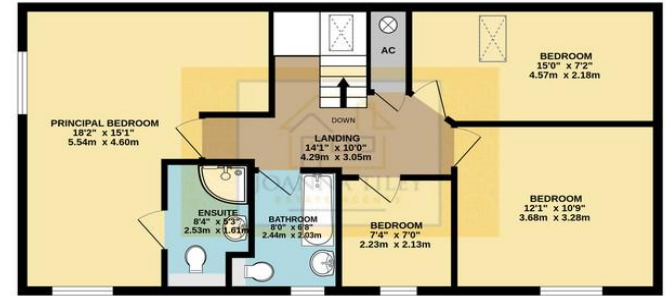
CARPORT 20'2" x 16'9"
 SHED 7'10" x 5'7"



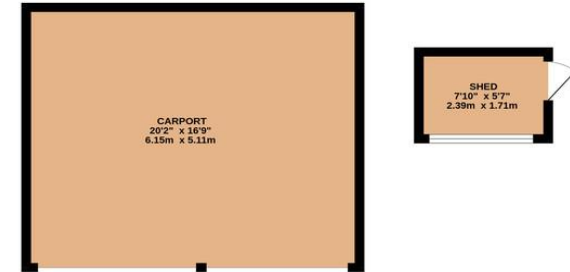
GROUND FLOOR
 696 sq.ft. (64.6 sq.m.) approx.



FIRST FLOOR
 703 sq.ft. (65.3 sq.m.) approx.



OUTSIDE
 382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1781 sq.ft. (165.5 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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