



## Ground Floor The Tythe Barn

Little Manor Barns, Weston-Super-Mare

A stylish and elegantly presented 2 bedroom ground floor apartment, it has a thoughtful layout designed to provide a comfortable and practical lifestyle. Set in a wonderful rural location convenient for Bristol and beyond

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

Mains electricity, mains water, LPG calor gas combi boiler, sewage treatment plant

- Approx 789 sq ft beautifully appointed accommodation
- Open plan kitchen/dining/living area
- Character features combined with contemporary style
- Feature windows in every room
- Two generous bedrooms with well-appointed en-suite bathrooms
- Practical separate cloakroom
- Parking for two cars
- Bristol 16 miles, M5 Jct 21 approx 2 miles, mainline rail services approx 3 miles







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Little Manor Barns, Weston-Super-Mare

Believed to date from around 1750, and carefully converted to provide stylish contemporary accommodation, this delightful two bedroom apartment feels light and airy and is the ideal option for anyone seeking a high quality, low maintenance residence - ready to move in, unpack, and start enjoying life immediately.

Stepping inside, you'll find a welcoming hallway with space for coats and shoes. The engineered oak floors and oak veneered doors follow from the hallway throughout the living area and kitchen providing a mellow warmth against the cool white walls.

To the right are two double bedrooms, both offering feature windows and deep recessed cupboards. They both benefit from well-appointed en-suite bathrooms one featuring a bath with shower over and the other with a shower. The hallway also gives access to a handy cloakroom.

To the left, the open-plan kitchen/reception room is a standout feature of the property. Bathed in natural light from large french doors to the garden and a separate feature window with brick arch over, the space includes a stunning, fully fitted grey kitchen with contrasting white worktops. It is well-equipped with an integrated oven, full-height fridge/freezer, dishwasher, washing machine, and electric hob. The living area is bright and spacious, offering lovely views of the garden.



French doors seamlessly connect the interior with the outside, opening onto a decked area—an ideal spot for alfresco dining or relaxing with friends.

The Tythe Barn is situated within the curtilage of Little Manor Barns, accessed via a shared driveway off Wick Road and there is parking for two cars in the shared yard area adjacent to The Tythe Barn.

#### Location

West Hewish is situated in a rural location in the North Somerset levels and moors, just outside the seaside town of Weston-Super-Mare, which includes a good range of business, leisure and shopping facilities. Nearby is the unique coastline of the Severn Estuary, designated a Special Protected Area in 1995 and a Special Area of Conservation in 2009, together with the protected limestone uplands and gorges of the Mendip Hills Area of Outstanding Natural Beauty. Together with the wetlands of the levels and moors, all provide superb opportunities for walking and bird watching. Local sporting facilities include Mendip Spring Golf Course, walking and caving in the Cheddar Gorge, horse riding and the popular Strawberry Line linking Yatton to Cheddar, ideal for off-road cycling and walking. J21 of the M5 is within 2 miles, and mainline rail services are available within 3 miles from Worle station. Bristol is within 16 miles, and the Airport approximately 10 miles away.

#### OFF STREET

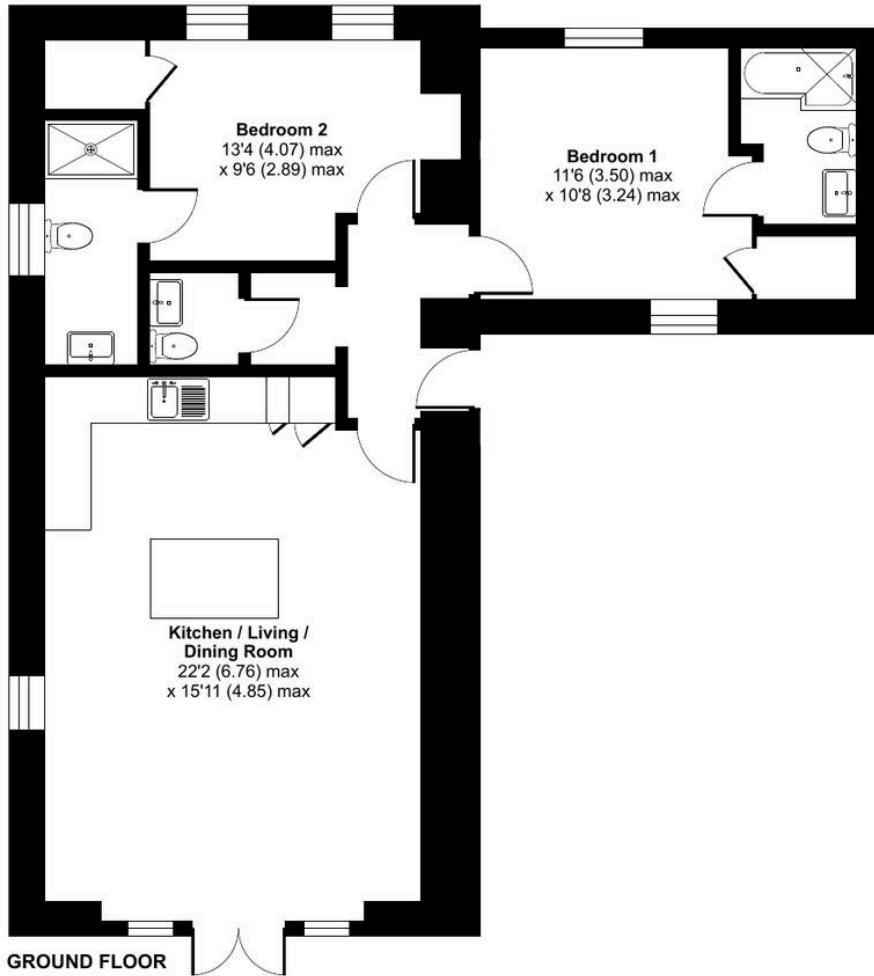
2 Parking Spaces



# The Tythe Barn, Little Manor Barns, West Hewish, Weston-super-Mare, BS24

Approximate Area = 789 sq ft / 73.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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