



The Granary, Shiplate Road, Bleadon, Somerset, BS24 0NY



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# The Granary, Shiplate Road, Bleadon, Somerset, BS24 0NY

Here we have a fine example of a detached, freehold, family country residence which is sure to impress with its spacious well presented interior, interesting features and stunning setting. Boasting spectacular rural views over the Mendip Hills and beyond, a fantastic swimming pool and approximately five acres of agricultural land, this really is a property you do not want to miss out on. As you enter the property through the handsome double entrance doors you are greeted by the commanding hallway, from there you have access to the light and bright kitchen/breakfast room, utility, sitting room, cloakroom and spectacular open plan living/dining area where you can enjoy the glorious views whilst relaxing in front of the impressive wood burner. The superior stair case rises to the first floor landing and from there you have five generous sized bedrooms with two en-suites. The property is set on a most generously-sized plot of approximately five acres of agricultural land and is surrounded by wrap around gardens which offer a beautiful and unique setting stocked with various trees, hedging, plants and includes a seating area which provides the perfect spot for entertaining and Al Fresco dining while looking out onto the picturesque gardens. Additional benefits of this delightful property include the fantastic outdoor heated swimming pool and outbuilding. This is a rare opportunity to purchase a superb, individual property and it goes without saying that this property is highly recommended by the agent. Being placed on the outskirts of the charming country village of Bleadon is most desirable for prospective residents. Local facilities include Bleadon village country store & Post Office, a cafe, two garages, a hair and beauty therapy centre, and three pubs providing food and drink. Doctors' and dentists' surgeries are found at nearby Weston-super-Mare. The 700-year-old church of St Peter & St Paul stands proudly at the heart of the village and welcomes all to its regular services. The thriving Coronation Hall has a full events calendar; rarely a day goes by without some social activity in the two halls. Within minutes of leaving the Coronation car park you can be walking one of many delightful footpaths that will lead you around the Parish. From demanding climbs to the top of the Mendips, an area of outstanding natural beauty, to easy-going riverside trails. For the commuter there is access to the M5 at Junction 21 for those travelling North, but there is also access to the M5 at Junction 22 for those who are travelling South. Railway stations at Weston-super-Mare and Weston Milton are also accessible.

- Quintessential five bedroom freehold stone barn providing a stunning family home
- Occupying an ideal rural position in the sought after Bleadon Village with approximately five acres of land
- 'Estate' style track driveway leading to private driveway area and open carport
- Well-presented throughout and finished to a high standard
- Private gardens, pond and heated swimming pool
- EPC rating D58, Council Tax Band G





## Accommodation

### Entrance

On approach, the gravelled driveway leads to a handsome double timber door which leads into the hallway area.

### Hallway

A commanding entrance hallway with tiled flooring, underfloor heating, hardwood doors leading to the sitting room and kitchen, useful understairs storage cupboards and ceiling light.

### Kitchen/Breakfast Room

A light and bright kitchen area with tiled flooring and underfloor heating system to match the hallway. A range of wall and floor units with marble worktops and upstands over. There is also a cooking island providing a breakfast bar. Inset ceramic double sink, integrated fridge/freezer/dishwasher. A super four oven 'Aga' with additional gas hob and super decorative hardwood surround. Pantry style cupboard, two super timber framed double glazed windows overlooking the rear garden. Spotlights throughout and door to living room.

### Living/Dining Room

Wow! A spectacular open plan living and dining area with two timber framed double glazed windows and doors providing views up to the Mendip Hills. Another set of patio doors onto rear garden, hardwood flooring throughout and impressive wood burning stove with stone hearth and mantle, underfloor heating throughout, fantastic fitted units and cupboards, wall and ceiling lights.

### Sitting Room

Sitting area with dual aspect timber framed double glazed patio doors to front and rear, underfloor heating, door to utility and ceiling light.

### Utility

Steps down to utility area with tiled flooring, useful storage cupboards with space and plumbing for appliances, housing 'Vaillant' gas fired boiler and consumer unit. Windows and door to side and ceiling light.

### Cloakroom

Tiled flooring to match, low level W/C, wash hand basin, part-sloping ceilings and spotlight track.

### First Floor Landing

Timber balustrade with three timber framed, double glazed 'Velux' windows, part-sloping ceilings, doors to rooms, ceiling light and storage cupboard housing hot water tank.

### Master Bedroom

Superior master bedroom with three timber framed, double glazed windows and another timber framed, double glazed window offering super views. Fitted wardrobes, two radiators, part-sloping ceiling, door to en-suite and spotlight tracks.

### Family Bathroom

A recently refurbished en-suite bathroom, immaculately presented throughout. Tiled flooring and walls, walk in style mains fed shower, wash hand basin, impressive vanity unit with marble top, bath, part sloping ceiling with a timber frame double glazed skylight window, heated towel rail, extraction fan, ceiling spotlights.



### Bedroom Two

Double bedroom with idyllic timber framed, double glazed doors and Juliette balcony and another window (dual aspect), doors to en-suite, radiator, two ceiling lights.

### En-suite

Tiled flooring and walls, low level W/C, wash hand basin, heated towel rail, walk in style shower and ceiling spotlights.

### Bedroom Three

Double bedroom with timber framed, double glazed window and 'Velux' window, radiator, loft access, ceiling light and storage cupboard.

### Bedroom Four

Bedroom with timber framed, double glazed 'Velux' window, radiator, useful storage cupboard and ceiling light.

### Bedroom Five

Part sloping ceiling with a 'Velux' timber framed, double glazed skylight window, door to airing cupboard, radiator, ceiling light.

### Outside

#### Entrance

On approach as you enter the grounds there is a track driveway leading through the surrounding pasture land to a gravelled area providing space for off street parking.

#### Car port

A super timber clad carport with space for two cars and storage, door to rear courtyard.

#### Gardens

The wrap around gardens offer a unique setting full of various trees, hedging and plants and is mostly laid to lawn. There is a super pond full of wild shrubs and trees at the borders. The property also benefits from well-established pathways for access and a super slab patio providing unique seating area.

#### Swimming Pool and Store

The heated swimming pool is enclosed by stone walls and has a super slab patio to surround, gated access leading to an outbuilding housing heating pump and a low level W/C. Beyond a picket fence is another 'play' area with lawn and a sandpit. The property benefits from a septic tank system and the heating is served by tanked LPG gas.

#### Land

Approximately five acres of agricultural pasture land, enclosed by stock proof fencing, adjacent to the house grounds.

#### Tenure

Freehold.

#### Services

Mains electric, water, LPG gas, septic tank.

#### Please note

There is a right of access over the grass verge area, leading to the privately owned driveway.









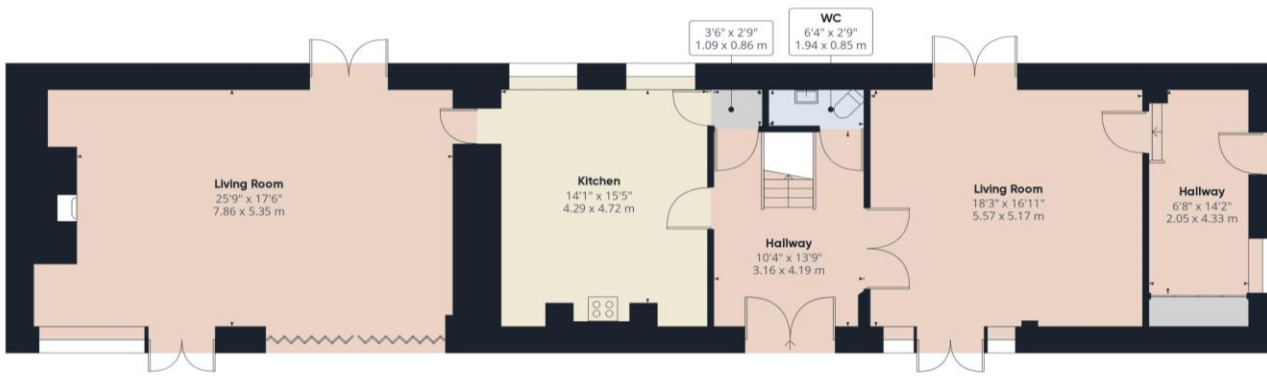




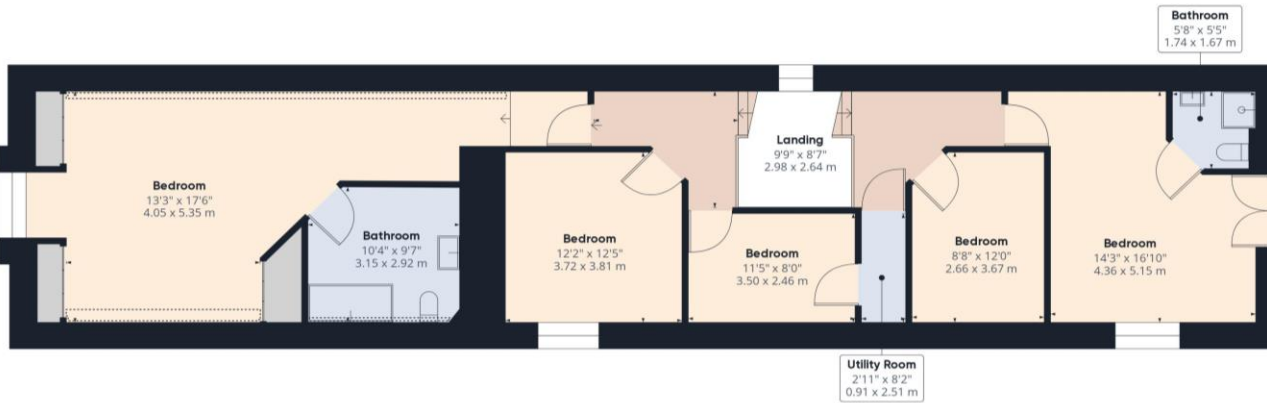








Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

2686.25 ft<sup>2</sup>  
249.56 m<sup>2</sup>

Reduced headroom

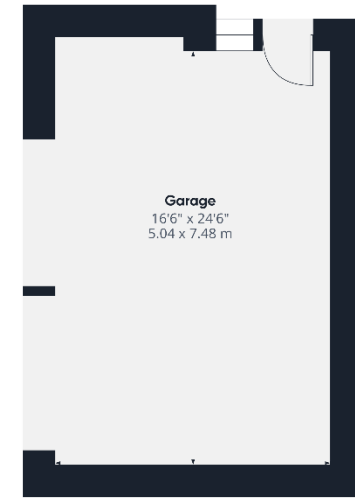
30.27 ft<sup>2</sup>  
2.81 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0 Building 2

Approximate total area<sup>(1)</sup>

111.68 ft<sup>2</sup>

10.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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