



The Coach House

Little Manor Barns, Weston-Super-Mare

A converted coach house extending to 1,030 sq ft, The Coach House blends original character exposed brick arches, high ceilings and engineered oak flooring with a bold industrial aesthetic.

Council Tax band: B

Tenure: Freehold

EPC: D

Mains Drainage, Water & Electric. LPG Gas.

- 1,030 sq ft of characterful accommodation across two floors
- Unique three-bedroom converted coach house
- Stunning open-plan kitchen and living room with high ceilings and original arched windows
- Well equipped kitchen with fully integrated appliances
- Engineered oak flooring to the ground floor and solid oak doors throughout the first floor
- Spectacular upper master bedroom with original purlins, custom built-ins and semi-ensuite
- Third bedroom ideal as a home office with south and west-facing windows
- Family bathroom with full-size L-shaped shower bath.
- M5 (J21) approx. 1 mile, Worle station approx. 2 miles, Bristol approx. 18 miles
- No Onward Chain



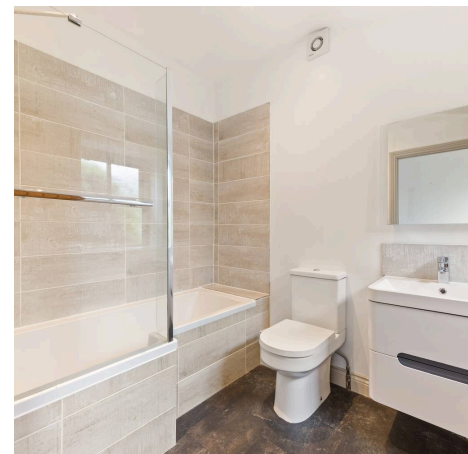


The entrance hall sets the tone, with the family bathroom and walk-in utilities cupboard neatly off to one side. The well equipped kitchen is beautifully specified, with pale milk units, dark contrasting worktops, and a full suite of integrated appliances, including a breakfast bar for casual dining. It opens directly into the living room a genuinely impressive space with high ceilings, arched windows and a door the courtyard outdoor space.

Two bedrooms lead off the living room: a double with a striking sloped beamed ceiling, and a south and west-facing single that would make a perfect nursery or home office and has a practical under-stairs storage cupboard.

Upstairs, the master bedroom is something special with original purlins, built-in storage, and a characterful semi-ensuite with solid oak barn doors and cast iron latches. An 'Alice-in Wonderland' balcony provides access to the fire escape steps with stairs down to the courtyard.

Outside - A paved patio off the living room provides an outdoor spot for warmer days, entertaining friends or enjoying a morning coffee. There is also a gravel garden with planter, a lavender hedge and a weeping willow tree. To the right of the building, there is one private parking space, in addition to ample shared parking to the front. A private garden shed is also available.



Location - West Hewish is a peaceful North Somerset hamlet, five miles east of Weston-super-Mare and within easy reach of Bristol (18 miles). Junction 21 of the M5 is approximately one mile away, with Worle mainline station around two miles distant. Local villages offer pubs, shops and schools, while Cheddar Gorge, Wells and the Somerset coast are all within comfortable reach.

Little Manor Barns, Wick Lane, West Hewish, BS24 6RR

Total Area: 95.7 m² ... 1030 ft² (excluding balcony)



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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.