

Manor Farm Barn, Bath



A unique, four bedroom barn conversion with spectacular views in idyllic Englishcombe village, close to Bath city centre.

Summary of accommodation

Ground floor Entrance hall | Inner hall | Kitchen/dining room | Dining room | Living room | Office | Library | Utility | WC

First floor Principal bedroom Suite | Three bedrooms | Two bathrooms | Loft space

Outside Garden | Vegetable garden | Driveway | Garage | Summerhouse | Shed

Distances

M4 (J17 or 18) 12 miles, Central Bath 2.5 miles (All distances are approximate).

Situation

Englishcombe is an attractive village surrounded by rolling hills and countryside in a conservation area. It has access to beautiful walks and a thriving local community and yet is very close to the centre of Bath and all the attractions that the World Heritage City has to offer.

With a wide range of independent retailers, cafes, restaurants, museums, theatres and art galleries all within easy reach, Manor Farm Barn offers the best of both worlds, peaceful countryside living and a vibrant, historic city.

In Bath, there are a wide range of excellent local schools and the University of Bath has Olympic training facilities open to the public. Bath Spa Railway station is a little over 10 minutes away with frequent fast trains to London and Bristol.



The House

Originally converted from a barn in 1986, this unique family home has been recently extended, upgraded and refurbished. It's a beautifully designed, practical home that makes the most of the stunning views, combining the barn's original attractive features with contemporary finishes.

There's a welcoming entrance hall that leads into an inner hall, which enables a good flow to all the ground floor accommodation and provides plenty of streamlined storage. The kitchen was extended in 2018, creating a generous space with room for cooking, eating and relaxing family time. Three sliding glass doors frame the idyllic and uninterrupted countryside views, the stone flooring seamlessly extending outside to the garden terrace. The doors have slimline fittings to minimise sightlines, solar glass to regulate temperatures and electric blinds to both reflect light and retain heat. The bespoke kitchen by Sustainable Kitchens, was the most viewed kitchen on houzz.com in 2019 and it's easy to see why. A large island unit with soft grey units and composite stone worktop has a sink, storage and breakfast bar. The rest of the units are deep blue, there's an Aga, electric oven and a unique corner walk-in pantry, with space for food preparation. Here, and in other rooms, exposed stonework walls contrast with the white rendered ones, adding to the character throughout.

The dining room and library are both in the centre of the house with its vaulted and beamed ceiling and a minstrels gallery on the first floor separating the two areas - it's a great entertaining space. The various rooms can be used flexibly, their uses evolving to suit changing family needs. The office is tucked away at one end of the library. The living room has lower ceilings, a woodburner and a cosy, comfortable atmosphere; there's access onto the garden from here too, via sliding doors onto a decked terrace.

Upstairs, a principal bedroom suite has generous, built-in storage and a luxe bathroom, and there are three more bedrooms - all with countryside views - and two bathrooms. There is standing room in two loft spaces offering an opportunity to create further accommodation (subject to planning permission).





Gardens and Grounds

The garden wraps around the sides and rear of Manor Farm Barn, its boundary a mix of hedging and fencing. On one side there is a shed, lawn and mature shrubs and fruit trees. The main garden area runs the width of the house: there's a paved dining terrace with pennant stone flagstones, a decked seating area, flowerbeds and a large lawn. The views are endless - the fields and hills beyond are all Duchy land (the current owners having bought some land to enable the barn extension while also maintaining a good-sized garden).

Steps up on the other side of the garden lead to a summerhouse and, through an opening in willow fencing/hedging, to a healthy vegetable garden featuring espaliered pear trees, an asparagus bed and vegetable beds. The driveway and garage are on this side too. The garage is currently used as a gym and for storage; the drive has space for three cars.

Directions (Postcode BA2 9DU)

what three words - //fonts.tiger.cared

From KnightFrank, Queen Square, Bath: Head west on Beauford Square/Queen Square/A4 towards Princes St. Continue onto Chapel Row. Continue onto Charles St/A367. Continue to follow A367. Turn right onto Midland Bridge Rd/B3118. Slight right towards Lower Bristol Rd/A36. Turn right onto Lower Bristol Rd/A36. Turn left onto Brougham Hayes/B3111. Turn right onto Livingstone Rd. Continue onto Herbert Rd. Turn right onto Cynthia Rd. Turn left onto Bridge Rd. Continue onto Claude Ave. Continue onto Lymore Ter. Continue onto Coronation Ave. Continue onto Sladebrook Ave. Turn right onto Englishcombe Ln. Turn right onto Whiteway Rd. Turn left onto Padleigh Hill. Turn right towards Church Ln. Slight right onto Church Ln, follow the road around to where Manor Farm Barn is on the right.

Property information

Services We are advised that mains water and electricity are connected to the property. There's LPG gas and a septic tank.

Method of Sale We are advised that the property is Freehold.

Local Authority Bath and North East Somerset - 01225 477000

Council Tax Band G

EPC E

Viewings Strictly by prior appointment with the Knight Frank, LLP



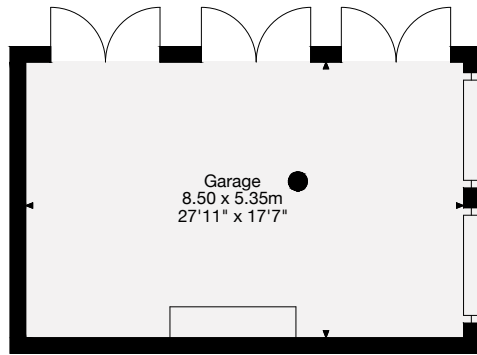
Approximate Gross Internal Floor Area

Main House: 258 sq m / 2,777 sq ft

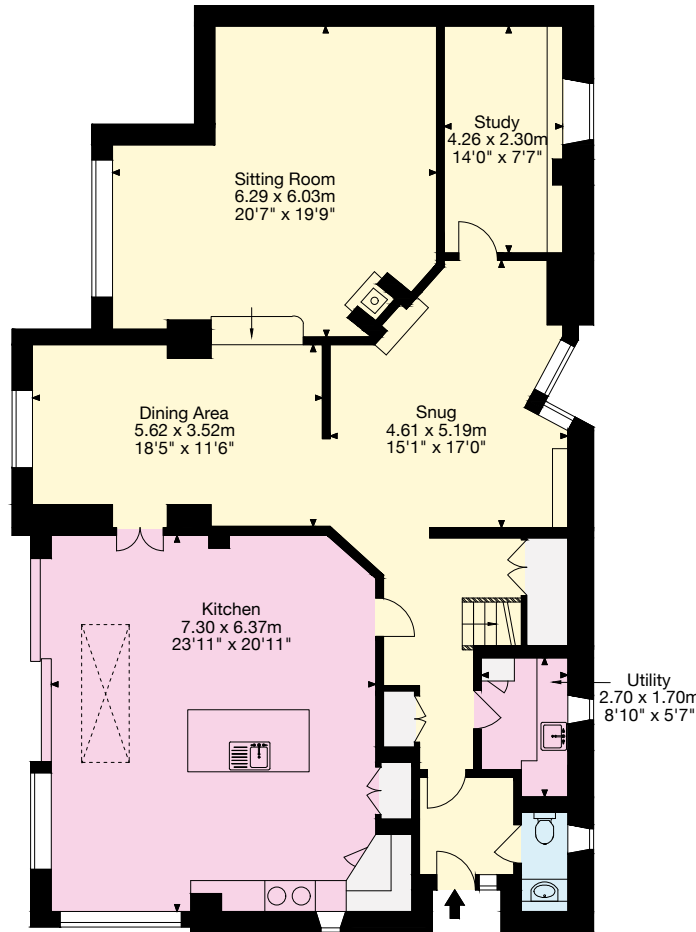
Garage: 45 sq m / 484 sq ft

Total Area: 303 sq m / 3,261 sq ft

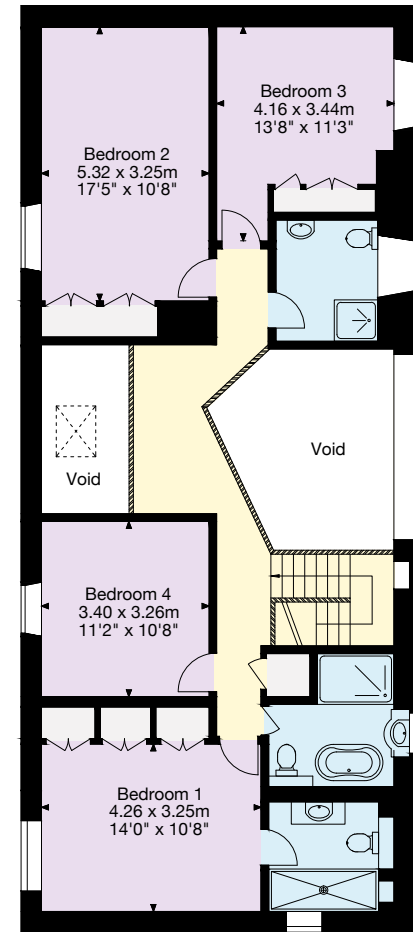
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



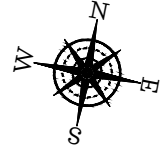
Garage



Ground Floor



First Floor



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [June 2023]. Photographs and videos dated [May 2023].

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