

Bramble Barn

Priston, Bath



A pretty detached four bedroom barn conversion, in a charming position within the village of Priston.

Bath City Centre 5.5 miles, Bradford on Avon 11.5 miles, Frome 13 miles
(All distances are approximate).

Summary of accommodation

Bramble Barn

Ground floor: Entrance hall | Living room | Family room | Kitchen/breakfast room | Utility room | Cloakroom

First floor: Principal bedroom en suite bathroom | 3 double bedrooms | Bathroom

Outside: Lawn | Terrace | Shed | Wendy house | Parking


In all approximately 0.14 acres





Situation


(Distances and times are approximate)

Bramble Barn is set in a courtyard on a no through road, opposite the picturesque St. Luke & St. Andrew's 12th Century church in the village of Priston.

 The village has a great sense of community, with an excellent pub, The Ring O' Bells and, the hall (formally the school) has lots going on including 'Saturday café run by a group of volunteers as well as classes like yoga and circuits. Several events are held during the year including a Music Festival and there is a thriving local cricket team with its own splendid pitch. In nearby Timsbury there is a convenience store for essential items.

 Bath is close by, providing first class shopping, a fantastic selection of superb bars and restaurants, entertainment, and attractions.

 Bath Spa provides high speed rail links to London Paddington with a journey time of approximately 80 minutes. Junctions 17 and 18 of the M4 are within an easy commute.

 The city and surrounding areas are renowned for the quality of its private and state schooling for boys and girls of all ages.



Bramble Barn

Bramble Barn once formed part of a local farm and was converted in the 1990's. The property now offers well presented characterful accommodation arranged over two floors.

From the wisteria covered porch, you enter the house into a spacious hallway which leads through to the dual aspect living room with open fire. Beyond this is the family room, a versatile space that could be used as a dining room, play room or studio; with vaulted ceiling and two sets of double doors leading out to the gardens.

At the heart of the house is the open plan kitchen/dining room with a central island, hand built units and an AGA. A stable door leads through to the utility room. There is also a cloakroom on this floor.

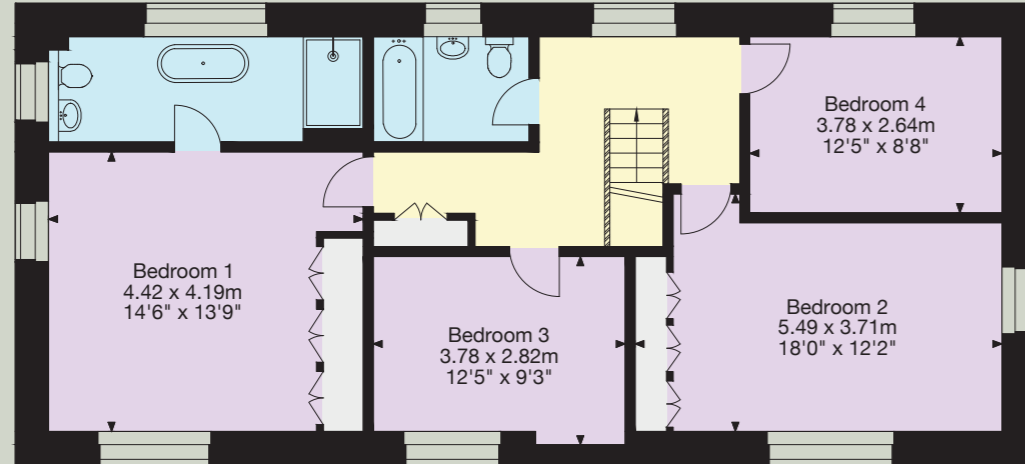
On the first floor is the principal bedroom with en suite bathroom and a bank of fitted wardrobes. From here there are three further bedrooms (one with the potential for an en suite shower room) and the family bathroom.

The pretty country garden wraps around the rear and one side of the property, and comprises level lawn, an entertaining terrace, with well stocked beds and borders. There is also a cute Wendy house and a shed for storage.

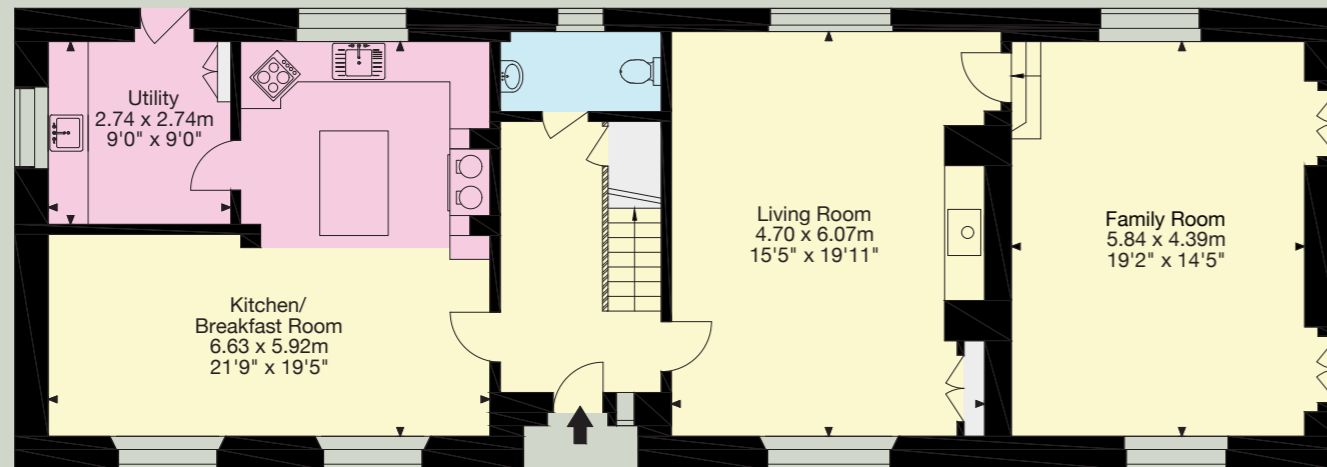
The property is approached via a shared gravel driveway, and there is parking for a few vehicles in front of the property.

Approximate Gross Internal Floor Area
Bramble Barn = 196 sq.m / 2,110 sq.ft

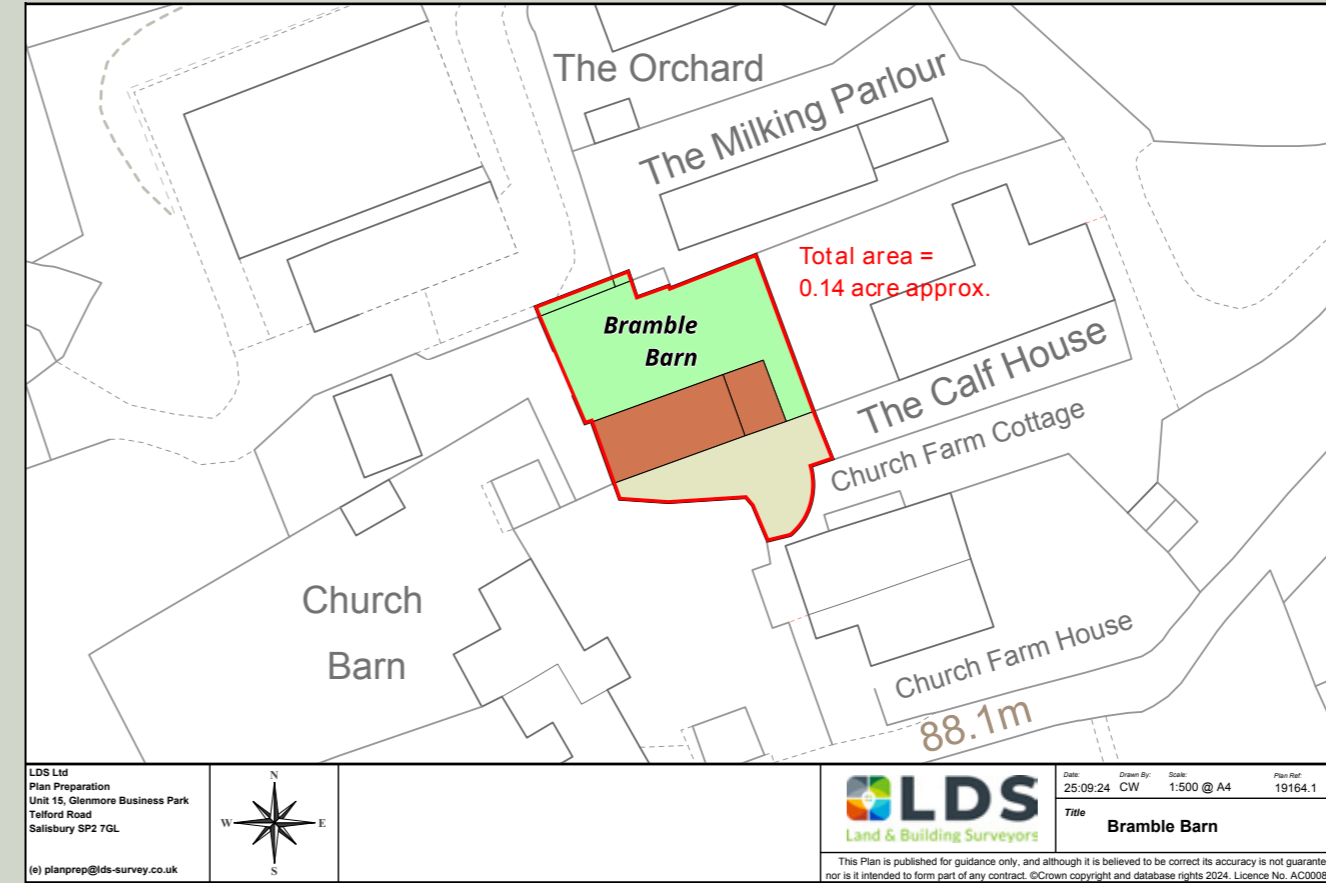
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor



Property Information

Tenure: We are advised that the property is Freehold.

Services: Mains water, electricity, and drainage. Oil fired central heating. Truespeed broadband.

Local Authority: Bath & North East Somerset Council
bathnes.gov.uk

Council Tax: Band G

EPC: E

Postcode: BA2 9EF

What Three Words: ///braced.qualifier.producing

Guide Price: £950,000

Viewings: Strictly by prior appointment with the agent.



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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 August 2024. Photographs and videos dated August 2024.

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