

Kilkenny Barn, Kilkenny Lane, Bath

Situation

Kilkenny Barn boasts an exceptional location just 3.5 miles south of Bath. It offers breathtaking, panoramic views over Englishcombe and toward Duchy land, with convenient access to Bath's general amenities, station, and schools.

The Barn

Kilkenny Barn has approved planning permission to transform into an extraordinary 4/5 bedroom modern family home. Situated near Bath, it provides expansive views across the Severn crossing and the Breacon Beacons beyond, as well as views to Beckford Tower and over the city of Bath. A unique opportunity for off-grid living, with over 3,000 sq ft of accommodation and 2.57 acres of pastureland.

Property information

Services: The property will have the benefit of mains Wessex Water connection, and ability to have an off grid solar power connection or ability to connect to mains power.

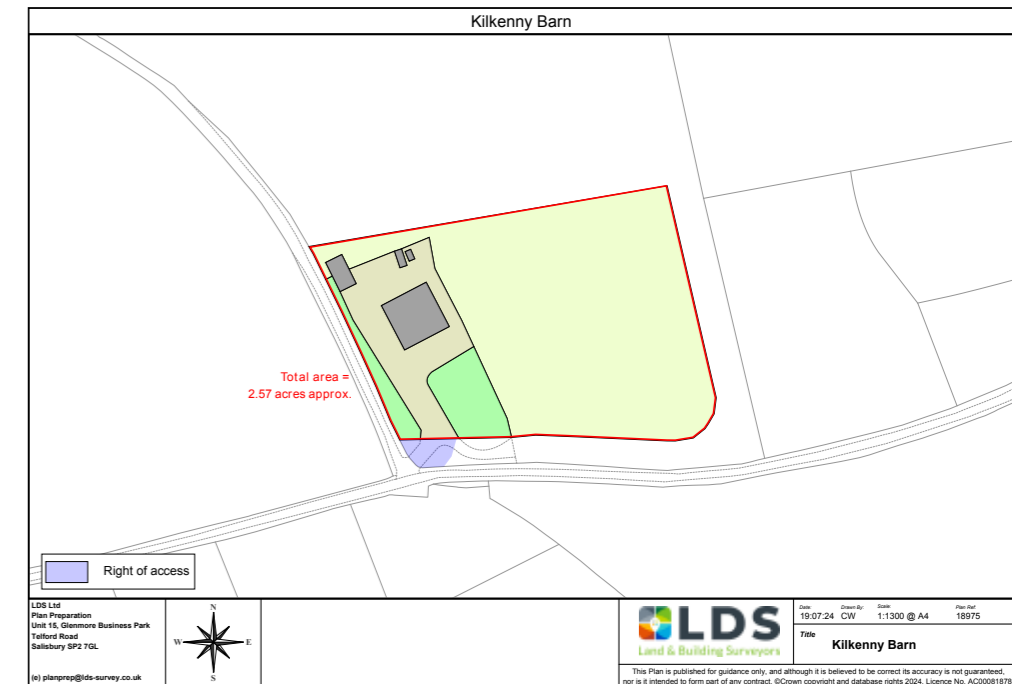
Available documentation includes a land plan, floorplan of the proposed accommodation, and photographs.

Guide Price: £800,000

What Three Words: ///post.sparks.rents

Viewings: By appointment through sole selling agent Knight Frank





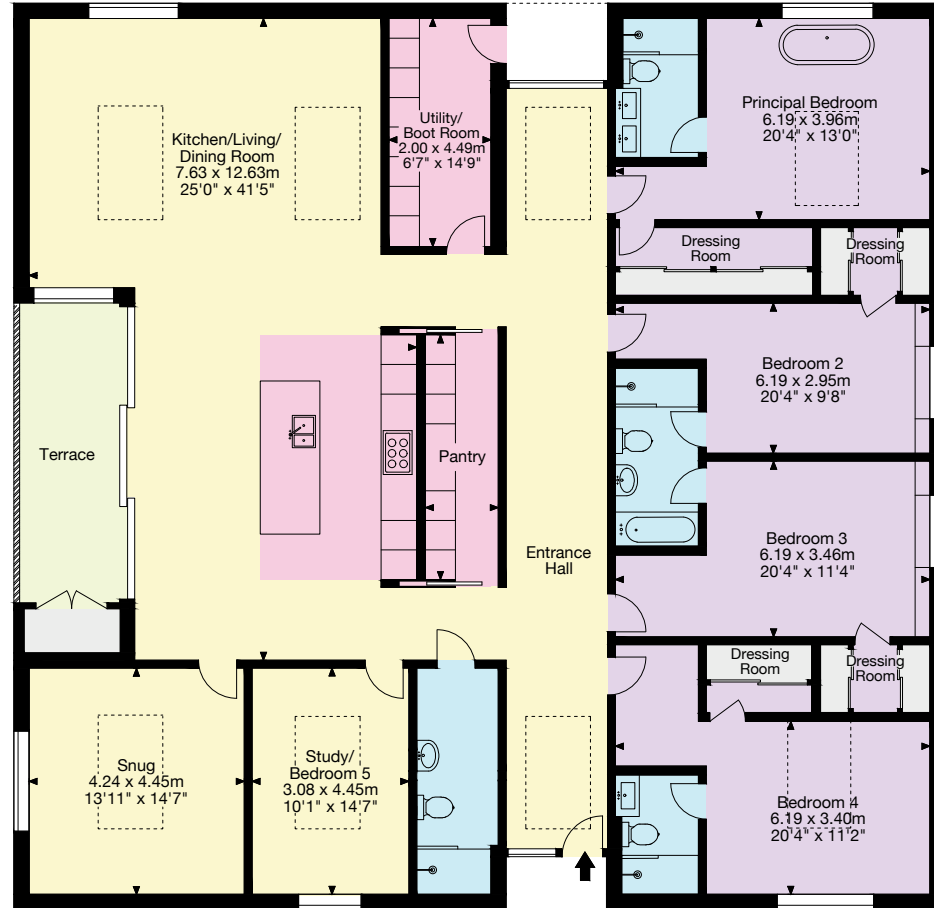
Approximate Gross Internal Floor Area

Total Area = 286 sq m / 3,078 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.

PROPOSED FLOOR PLAN



Ground Floor

Knight Frank Bath

4 Wood Street

Queen Square, Bath

BA1 2JQ

knightfrank.co.uk

I would be delighted to tell you more

Charlie Taylor

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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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