



## SWALLOWS BARN

Midford, Bath







# A FIVE-BEDROOM DETACHED BARN CONVERSION FEATURING A ONE-BEDROOM ANNEXE, A DOUBLE GARAGE, AND ATTRACTIVE GARDENS.

Set in a tranquil rural location in the heart of the Midford Valley, the property offers countryside living with the convenience of an easy commute into the city.



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EPC

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Land Area: 0.28 acres

Services: Mains electricity and water. Gas (mains) fired central heating. Private drainage (septic tank).

Local Authority: ath & North East Somerset Council - [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

Council Tax: G

Postcode: BA2 7DE

what3words: ///epic.cape.vest

Tenure: We are advised that the property is Freehold.

Viewings: Strictly by prior appointment with the agent.

# SITUATION

Midford village lies in a picturesque valley on the southern edge of Bath, spanning the counties of Somerset and Wiltshire. Rich in natural beauty and history, it offers scenic walking routes that pass country pubs, a farm shop, public woodlands, and the point where two brooks meet. The disused viaduct and the Somerset Coal Canal provide intriguing reminders of Midford's past as a transport hub.

The Sustrans cycle route runs through the village toward Bath and connects to an almost entirely off-road path to Bristol, featuring the mile-long Combe Down Tunnel along the former railway line.

Midford also enjoys excellent transport links. Nearby stations at Bath, Freshford, and Bradford-on-Avon provide direct rail services, while the A36 and M4 offer quick road connections to Bristol, London, and the wider region.

Freshford 3 miles, Bath City Centre 4.5 miles, Bradford on Avon 7 miles, Frome 10.5 miles, Bristol 16 miles (all distances are approximate).

# THE HOUSE

This much-loved family home has been cherished for many years, giving it a warm, welcoming, and truly homely feel. The accommodation provides well-proportioned living and entertaining spaces arranged over two floors.

From the entrance hall, you'll find an office and a useful storeroom before the space opens into the generous open-plan kitchen, dining, and family area. Bright and sociable, this room forms the heart of the home and is complemented by a separate living room for more formal or private use. The ground floor also includes a utility room and a wheelchair-accessible shower room, with gently sloped access between both exterior doors.

Upstairs, there are five double bedrooms and a family bathroom. Three of the bedroom cupboards are already fitted with plumbing and electrics, offering potential for conversion into en suites.







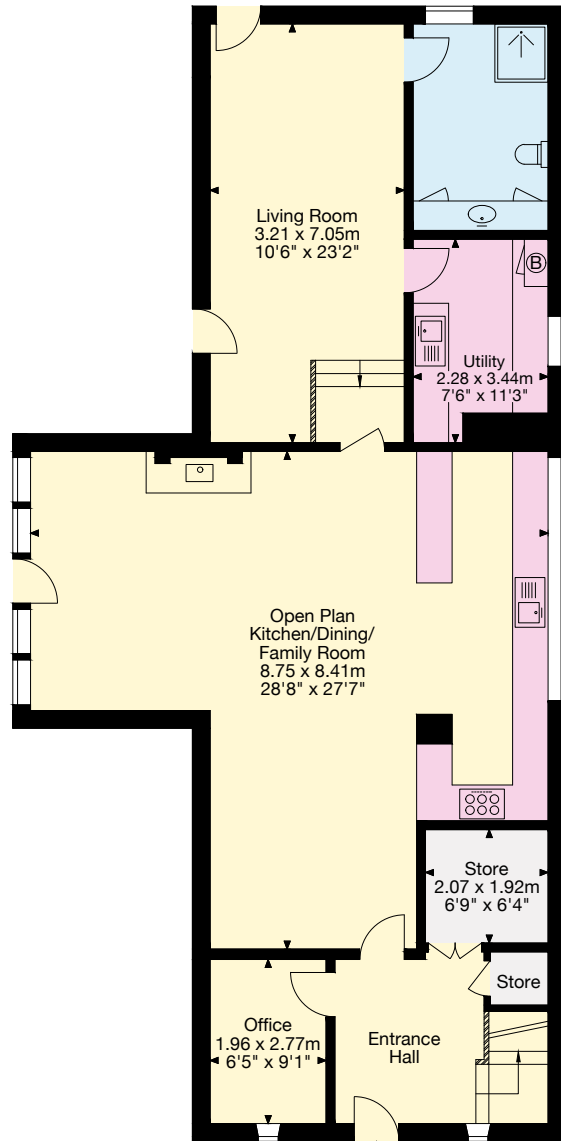
## GARDENS, GROUNDS & OUTBUILDINGS

The property is approached via a long shared driveway that leads to a private drive with ample parking and a detached double garage.

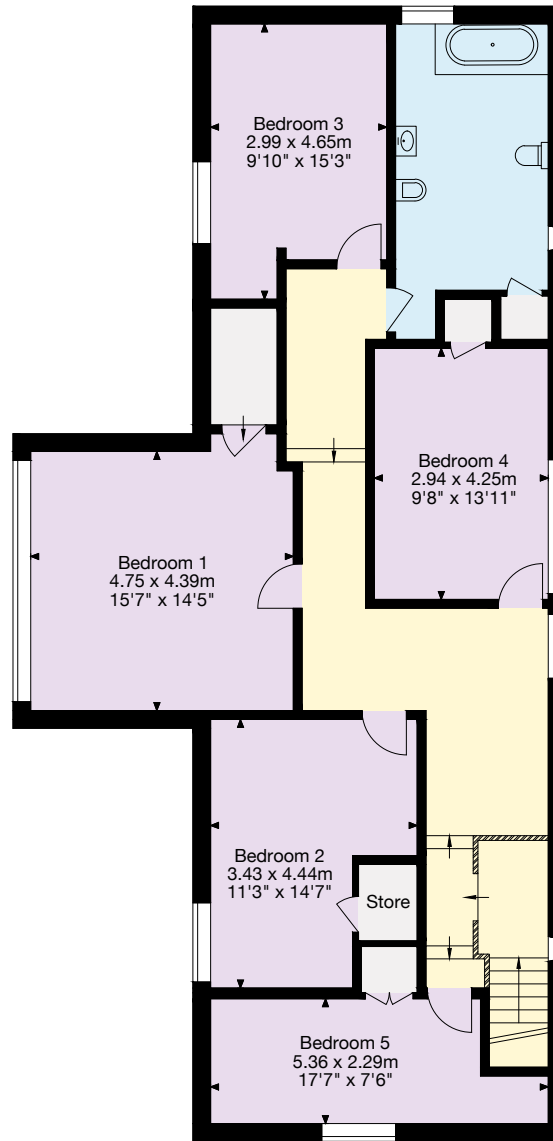
Above the garage is a self-contained studio annexe with a bedroom, kitchenette, and bathroom - ideal for guest accommodation, a home office, gym, studio, or similar uses.

The gardens are predominantly laid to lawn and framed by mature trees and established hedging, creating an attractive and secluded setting. An adjoining terrace provides a wonderful space for outdoor dining and relaxation while taking in the open views across the Midford Valley.

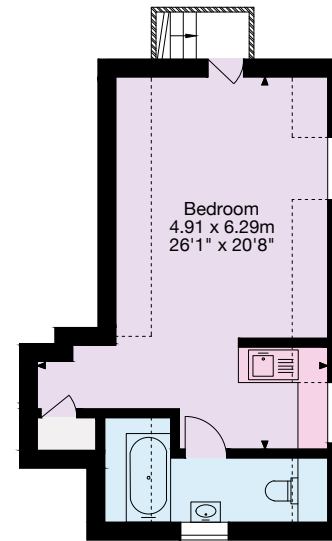
An additional 35.09 acres of pasture, amenity land, and woodland is available by separate negotiation, with further details available on request.



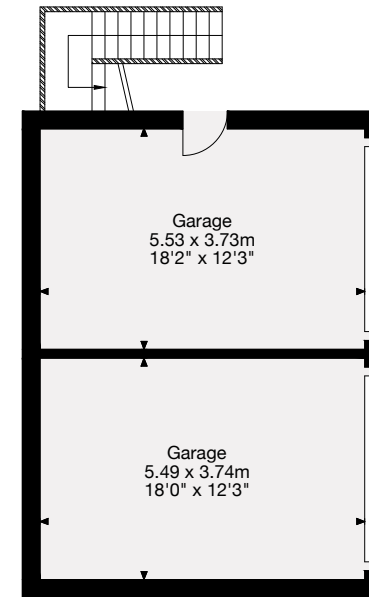
Ground Floor



First Floor



Garage First Floor

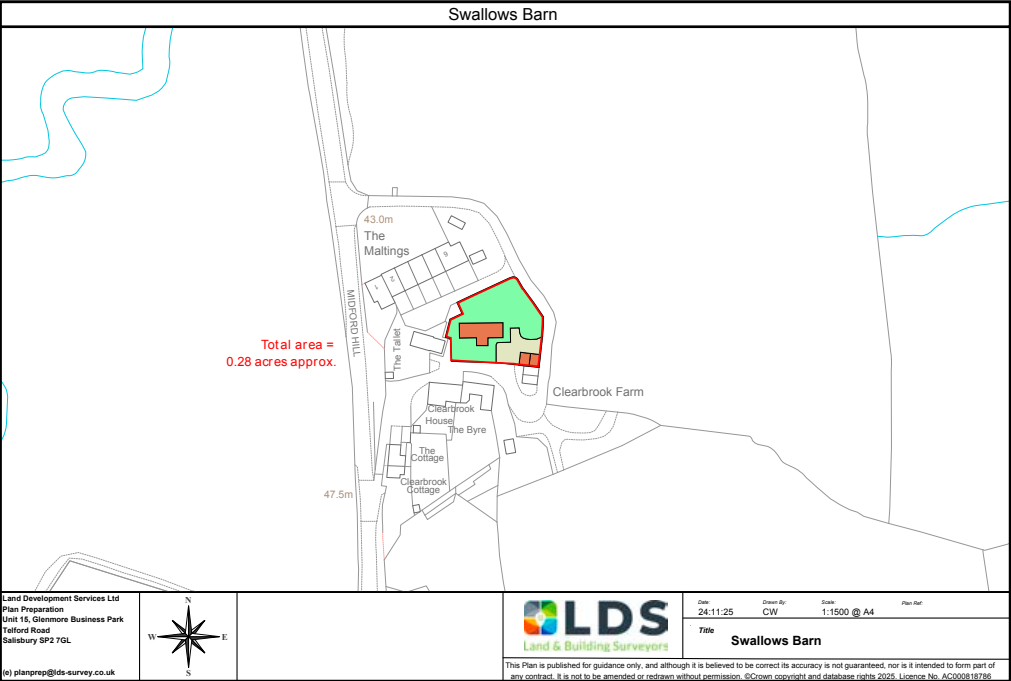


Garage Ground Floor

Approximate Gross Internal Area  
Main House = 239 sq m / 2,572 sq ft  
Garage = 71 sq m / 764 sq ft  
Total Area = 310 sq m / 3,336 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





We would be delighted  
to tell you more.

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