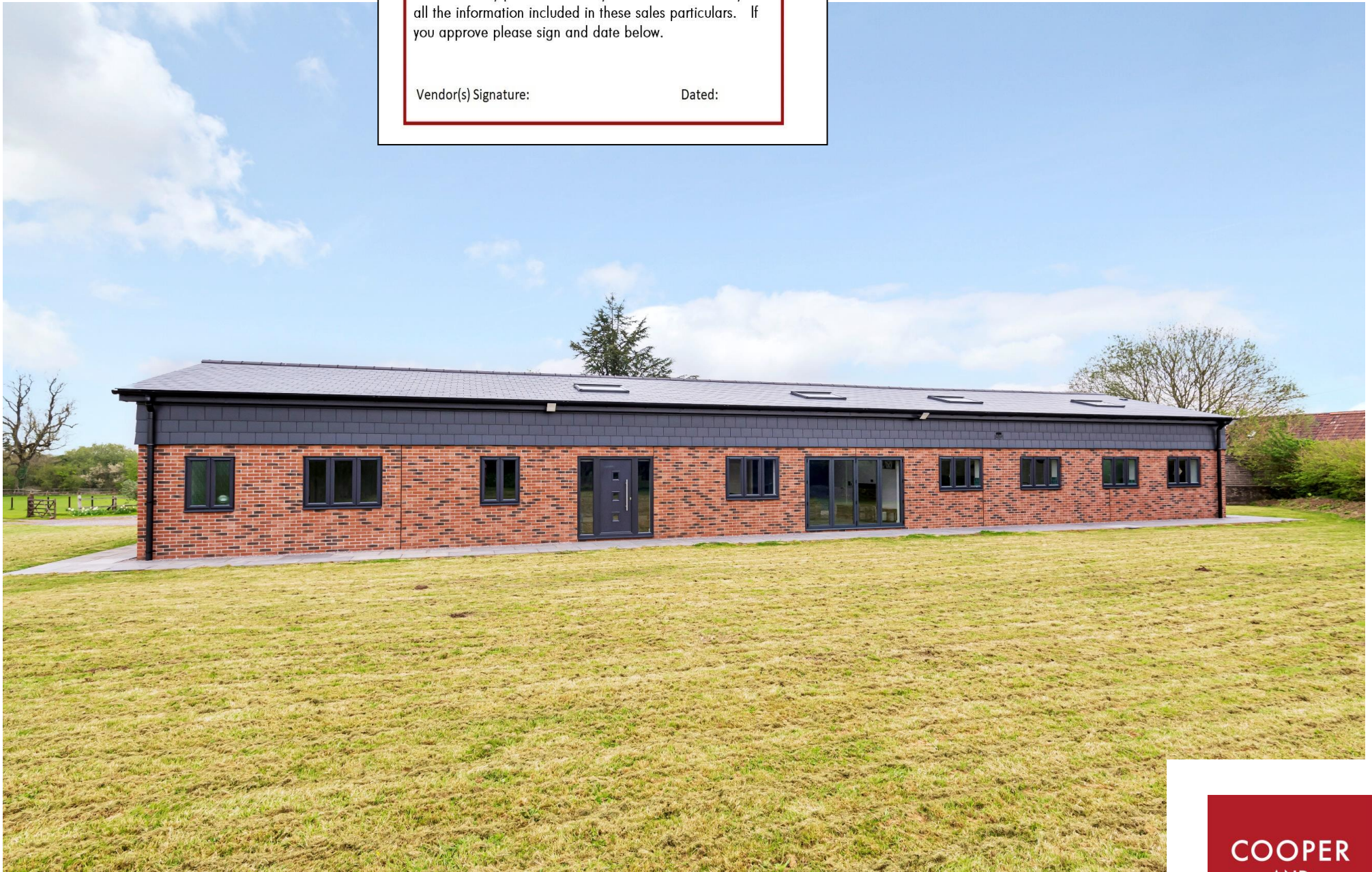


It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



The Hay Barn, Feltham, Frome BA11 5NA

£1,250,000 Freehold

COOPER
AND
TANNER



The Hay Barn

Feltham Frome BA11 5NA

 4  2  4  13.9 acres EPC D

£1,250,000 Freehold

Description

A contemporary conversion of a former hay barn into a well-appointed four-bedroom family home with in all just under 14 acres. Completed in 2020 to a very high standard and set on the outskirts of Frome and close to the Longleat Estate it forms a cluster of properties all once part of the adjoining farm. The property also includes a barn, a traditional stone former dairy building and paddocks. There is excellent riding and walking on the doorstep.

The accommodation

The living space is light and bright with clean lines and spacious rooms. The principal room of the house is the fantastic kitchen/dining room that is fitted with an extensive range of stylish grey floor and wall cabinets finished with a black quartz granite work surface. There is a Smeg electric range cooker with Smeg extractor hood above. There is a brand-new unused dishwasher and plumbing for an American Fridge/freezer. There is a large utility room fitted with a range of cupboards and a sink with plumbing for a washing machine and tumble drier. There is a door leading to the outside and a separate cloakroom.

The control room houses the Grant Oil fired boiler, the hot water system and the manifolds for the sophisticated under floor heating system which is zoned and controlled by the thermostats in each room. This space provides an efficient drying/airing space for laundry. A large study/family room overlooks the grounds with ample space for individual workspaces. The living room has large bi fold doors onto a south facing terrace. This room is a flexible space that can be configured to suit various requirements. The principal bedroom suite has a vaulted ceiling and enjoys a southerly aspect. It has a built-in wardrobe and a full ensuite bathroom with large shower, bath, toilet, basin and bidet. There are three further generous double bedrooms all with good size en suites; all have electric towel rails. All the rooms have individual modern and bright colour schemes with the windows all having cleverly colour coordinated blinds. The roof space above the three rear bedrooms is boarded with lights and electric points.



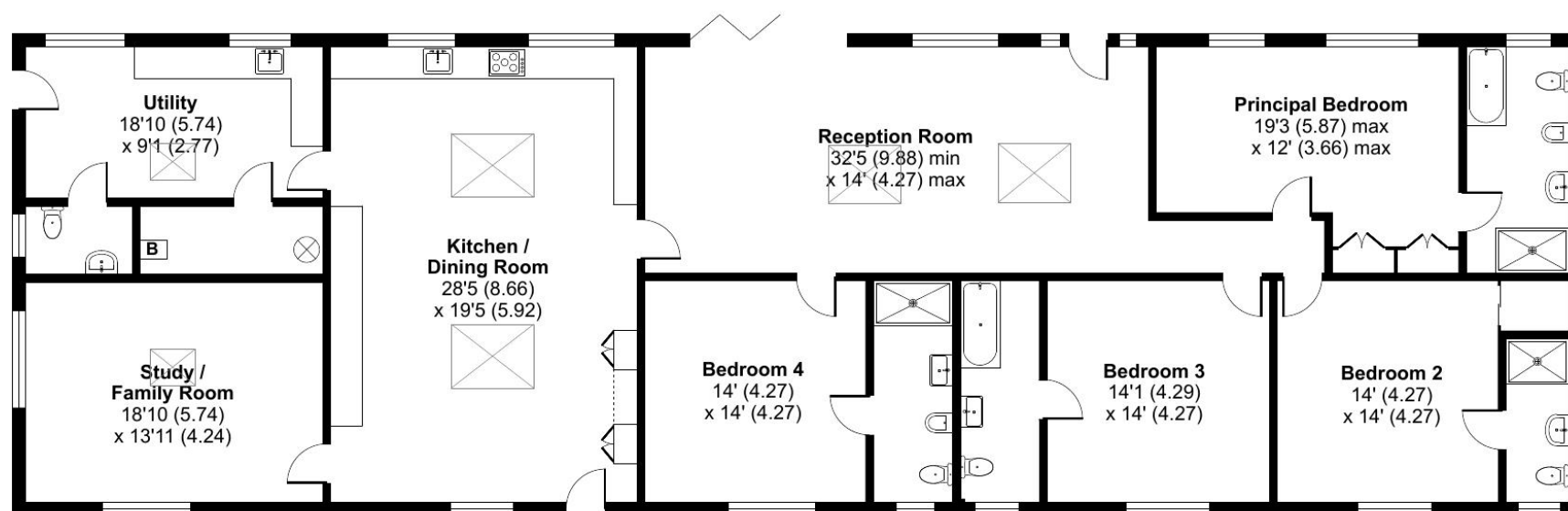




Feltham, Frome, BA11

Approximate Area = 2821 sq ft / 262.1 sq m

For identification only - Not to scale



GROUND FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Cooper and Tanner. REF: 839883



Outside

The property is approached by its own driveway adjoining open fields to the generous parking area. There is a 5-bay former agricultural barn with enclosed yard area that would be ideal for stabling, workshop or storage space. There is a separate traditional privy and a period former dairy outbuilding that could suit a variety of uses with seating areas on both sides that benefit from the sun as it moves around the building. There is an outside tap and two outside electric points.

The Land

The land is split into level grass paddocks and is ideal for equestrian or smallholding activities.

Agents note

A footpath runs along the boundary of the far paddocks but avoids the paddock adjoining the house.

Location

The area of Feltham is situated just a mile away from the market town of Frome and is set in rolling countryside. There is excellent out-riding

on the nearby Longleat Estate. Frome is an historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a leisure centre, several cafés, choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Private schools are to be found in Wells, Bath, Warminster, Cranmore, Glastonbury and Street. Bath and Bristol are within commuting distance and the local railway stations at Frome and Westbury have connections to London, Paddington. There are a good network of country lanes, footpaths and woodland with both the Longleat and Stourhead Estates on the doorstep. Equestrian facilities in the area are excellent with a good selection of local training bases and competition centres.

Directions

From the A361 south of Frome take the turning for Feltham Lane towards East Woodlands. The Hay Barn can be found on your right-hand side after a short distance.



Local Information **FROME**

Local Council: Mendip District Council

Council Tax Band: G

Heating: Oil fired heating

Services: Mains water. Private treatment plant drainage.



Motorway Links

- A303. M3
- M4 M5



Train Links

- Westbury. Warminster
- Frome. Bath



Nearest Schools

- Frome. Bath
- Bruton. Warminster



COOPER
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