



# Leigh House Barn

## Leigh Road West

## Bradford on Avon

## BA15 2RB

Situated within walking distance of Bradford on Avon, this 5 double bedroom period Barn conversion is accessed through gates and offers the occupants a wonderful living space with approximately 1.5 acres of garden area in which to enjoy this idyllic location.

Available fully furnished to a very high standard with access to a shared gym and sauna on site. Let for a minimum term of 12 months.

### Property Features

- Large Barn conversion with many period features
- 5 Bedrooms all with ensuite facilities
- Parking for 2 vehicles
- Approximately 1.5 acres of level garden
- Access to shared gym and sauna on site
- Dogs considered
- Fully furnished

Fully Furnished  
12 month lease  
Available Early February 2025

**£5,000**  
per calendar month



Total Area: 250.8 m<sup>2</sup> ... 2700 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness. [www.epcassessments.co.uk](http://www.epcassessments.co.uk)

# Accommodation

## Ground Floor

### Kitchen

Stone flooring with inset mat well, exposed beams and part-exposed stone walls, shaker-style wall and floor units in Farrow & Ball Blue Grey, large Rangemaster gas oven, freestanding Bosch dishwasher and Samsung fridge freezer, 1 1/2 bowl stainless steel sink with chrome mixer tap, double glazed wooden windows overlooking side and rear, Worcester gas boiler providing underfloor heating to open plan lounge dining room and bedroom 1 and radiators providing heating to the remaining rooms.

### Open Plan Lounge and Dining Area

Stone flooring continuing from the kitchen, exposed wooden beams and stone walls, vaulted ceiling in the dining area, large wood-burning stove on stone hearth, two sets of double-glazed barn doors for courtyard access, thermostat for underfloor heating, oak stairs leading to first floor with minstrel gallery landing.

### Bedroom 1

Exposed stone walls and oak panelling, dual-aspect windows with wooden shutters, individual thermostat for underfloor heating, en-suite bathroom with large shower, white WC and vanity unit.

### Bedroom 4

Exposed stone walls, carpeted, with two double beds, double glazed windows, en-suite bathroom with shower and white fixtures.

## First Floor

A separate staircase from the open plan living area leads up to:-

### Bedroom 5 (Hayloft Bedroom)

Exposed stone walls and beams, apex ceiling exposing beams, integrated wardrobes, window with views to the side of the property, en-suite bathroom with large shower and white fixtures.

Oak staircase from open plan living area leads up to:-

### Minstrel Gallery Landing

Access to additional bedrooms.

### Bedroom 2

Carpeted with vaulted ceiling, two velux windows and one arrow-slit window, en-suite bathroom with white bath and oak panelling.

### Bedroom 3

Carpeted with vaulted ceiling, two velux windows and one additional window, en-suite bathroom with bath and white fixtures.

## Shared Leisure Areas

### Gym

Wooden floor with ample natural light, various equipment including a rowing machine, running machine, bike, bench press and various weights.

### Leisure Area

With table tennis, football table, views over the garden, access to Sauna.

### Sauna

With separate shower and separate toilet.

## External Features

### Courtyard

Beautifully landscaped with ornamental planting and pond, various seating areas for outdoor relaxation.

Please note, a neighbouring property has a right of way across this area.

### Large Garden

Located across from the main Barn, mainly laid to lawn, bordered by shrubs and trees, ideal for gatherings and outdoor activities, approximately 1.5 acres.



## Situation

Leigh House Barn sits adjacent to the original farmhouse and opposite a period cottage. The property is located on the outskirts of Bradford on Avon offering the feel of countryside living yet only a few minutes drive to the centre of town.

Bradford on Avon is a charming market town with many facilities and amenities including: a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

## Description

Leigh House Barn is an immaculately presented barn conversion nestled within a picturesque setting. This property boasts a harmonious blend of rustic charm and modern luxury, set in the sought after location of Bradford-on-Avon.

This charming home offers a welcoming gated entrance shared with the owners that leads to the parking area for 2 vehicles. The Barn is set with a beautifully landscaped courtyard to the front. The courtyard is thoughtfully designed with shingle and paving, accented by ornamental planting and a small pond with a water feature, creating a tranquil outdoor space perfect for relaxation. For more outdoor space to enjoy, there is a large garden (approximately 1.5 acres), primarily made up of lawn and bordered by mature shrubs and trees, enhancing the overall privacy and natural beauty of this area. Additionally, a shared gym and sauna are accessible to tenants further elevating the appeal of this remarkable home.

Upon entering through a large wooden door with part glazing, you are greeted by an inviting kitchen adorned with stone flooring, exposed beams, and a mix of tiled and stone walls. The kitchen boasts shaker-style cabinetry in Farrow and Ball Blue Grey, complemented by high-quality appliances including a Rangemaster gas oven and Bosch dishwasher. A seamless transition leads into the open-plan lounge and dining area, where the stone flooring continues, highlighted by a vaulted ceiling and a wood-burning stove set on a stone hearth. The space is filled with natural light through large barn doors and windows overlooking the courtyard, creating an airy and warm atmosphere.

The ground floor features a beautifully designed double bedroom with dual-aspect windows, exposed stone walls, and an en-suite bathroom that offers modern amenities including a large shower and stylish finishes. Adjacent to this and on the same floor there is a second double bedroom and en-suite bathroom. Ascend the oak staircase to discover bedroom 5 (The Hayloft), showcasing exposed stone walls and integrated wardrobes, along with a luxurious en-suite bathroom. Additional bedrooms on this level share a similar aesthetic, each equipped with en-suite facilities, ensuring comfort and privacy for family and guests alike.

Complementing the living spaces, the gym and sauna provide an excellent opportunity for fitness and wellness. The gym, originally the dairy, is bathed in natural light, features a wooden floor and ample space for various workout equipment including a rowing machine, running machine, bike, bench press and various weights, a leisure area offers table tennis and a football table to enjoy recreational activities. The adjacent sauna includes a shower and a separate toilet, ensuring convenience while maintaining a relaxed atmosphere.

## General Information

**Services:** We are advised that all mains services are connected

**Heating:** Gas fired central heating

**Local Authority:** Wiltshire Council

**Council Tax Band:** To be confirmed

**EPC Rating:** C

**Holding Deposit equivalent to 1 weeks rent – £1,150**

**Damages Deposit equivalent to 6 weeks rent – £6,900**

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