

# The Old Barn

Newton St Loe, Bath, BA2 9DE

COOPER  
AND  
TANNER



## £300,000 Freehold

A charming stone built barn in a superb location with views across neighbouring countryside. The barn has planning permission in place to be converted from a commercial unit into a three bedroom residential dwelling which will offer enclosed gardens and parking. Planning reference number 25/00642/FUL.



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### BA2 9DE



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EPC TBC

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### DESCRIPTION

A charming stone built barn in a superb location with views across neighbouring countryside. The barn has planning permission in place to be converted from a commercial unit into a three bedroom residential dwelling which will offer enclosed gardens and parking. Planning reference number 25/00642/FUL. Currently to the ground floor there are two main office spaces, a kitchen and WC. To the first floor which is currently accessed from external stairs, there are two further offices, a kitchen and WC. This property is a wonderful opportunity for someone to create a wonderful family home on the outskirts of Bath and is being offered for sale with no onward chain. Internal viewing comes highly recommended.

### OUTSIDE

There is a large gravelled area to the side and rear of the property which is encompassed by fencing and hedging.

### LOCATION

Newton St Loe is sought after village just a short drive from Bath. Bath is a beautiful Georgian city offering a superb range of shops, excellent restaurants and the Bath University, with its wide range of sporting facilities is also within easy reach. Bath Spa Station provides high speed rail links to London Paddington (1 hr 19 minutes by the fastest service). Access via the A4 to the M4 is provided

with the A46 to Junction 18 Tormarton (8 miles approx). Bath is in the valley of the River Avon, 97 miles (156 km) west of London and 11 miles (18 km) southeast of Bristol.

### COUNCIL TAX BAND

TBC

### AGENTS NOTE

VAT is applicable but can be waived by the purchaser if they intend to convert to residential use by serving the vendor with a form VAT1614D. Purchasers should seek their own advice..

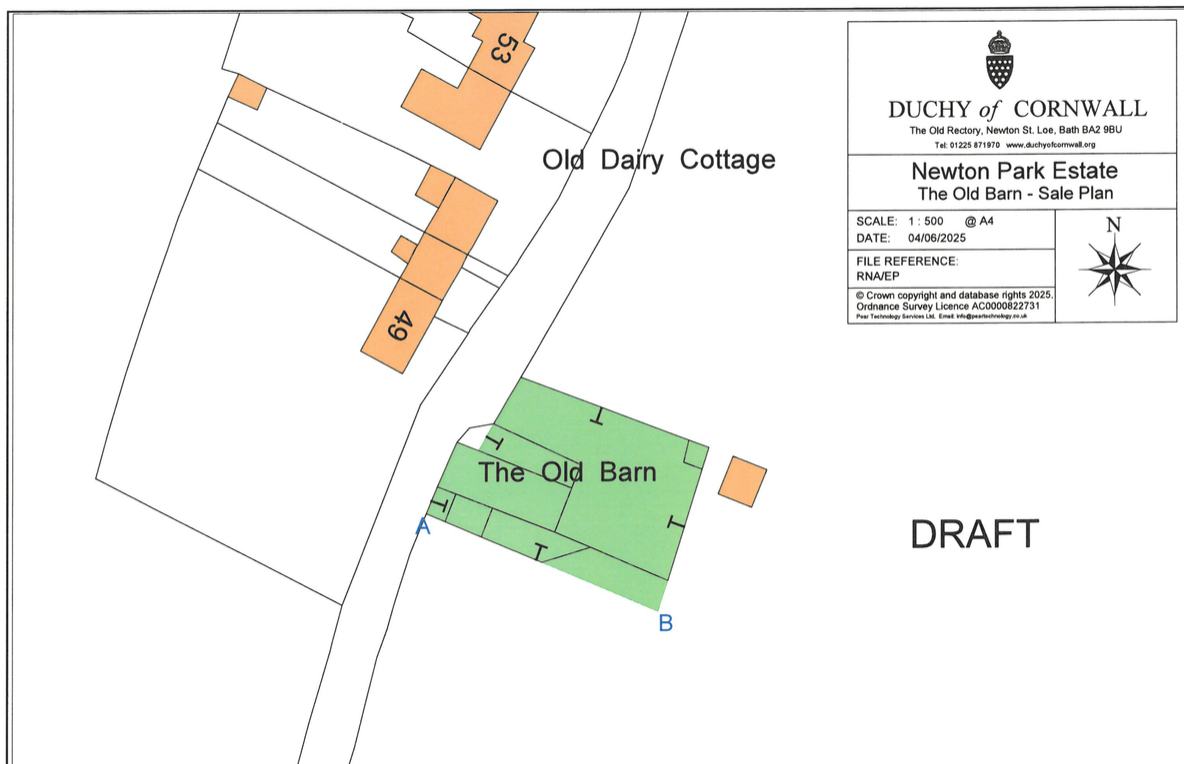
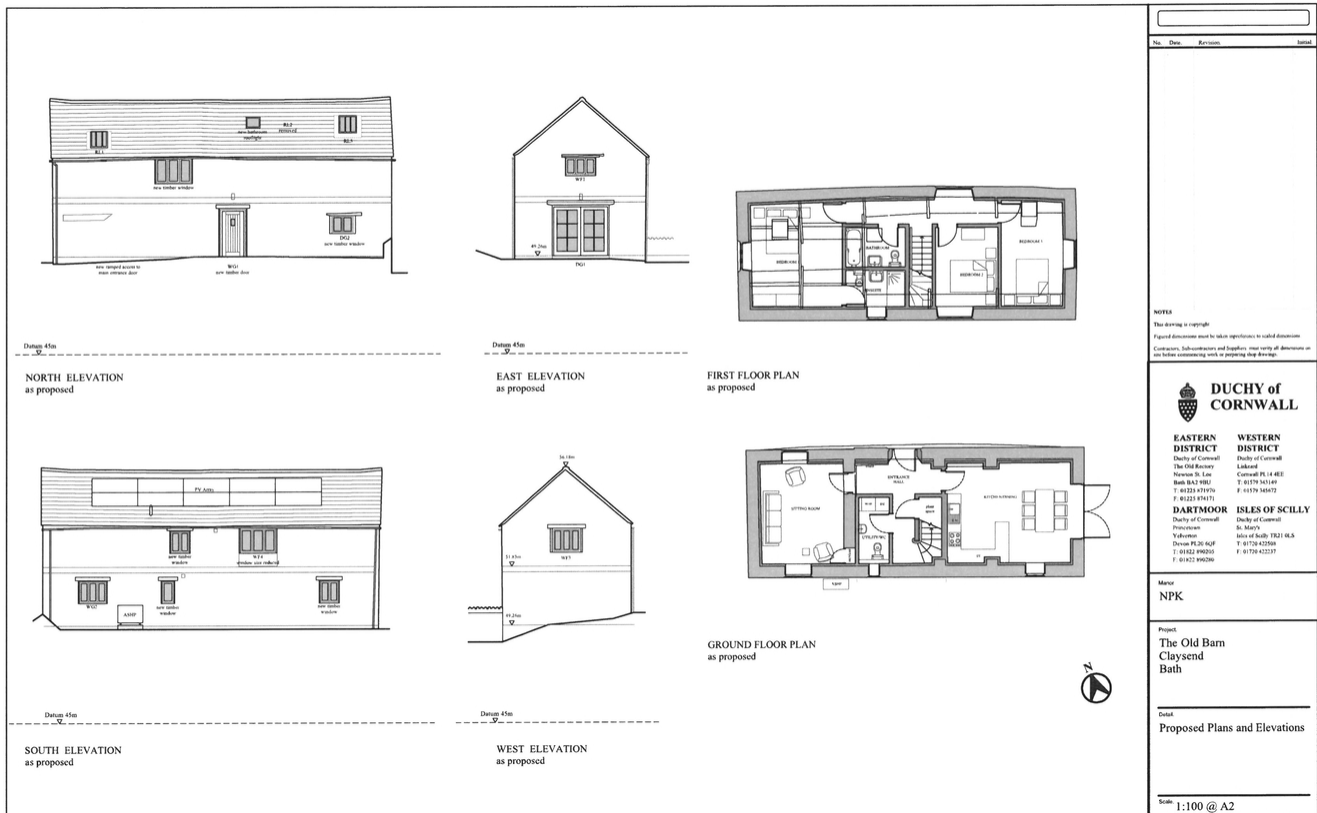
There is a private septic tank which serves this property only, mains water and mains electric connected

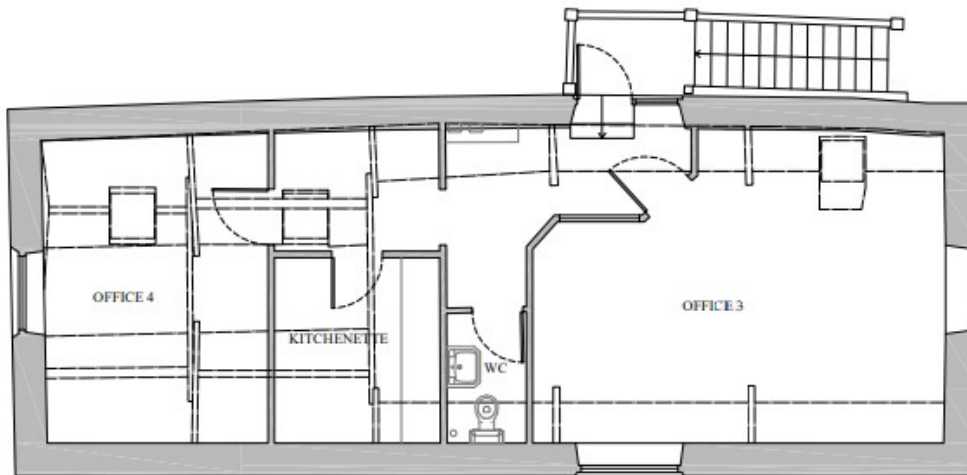
CIL may be payable as per the planning consent. More details available on this in due course.

The property is subject to design covenants. More information available on request.

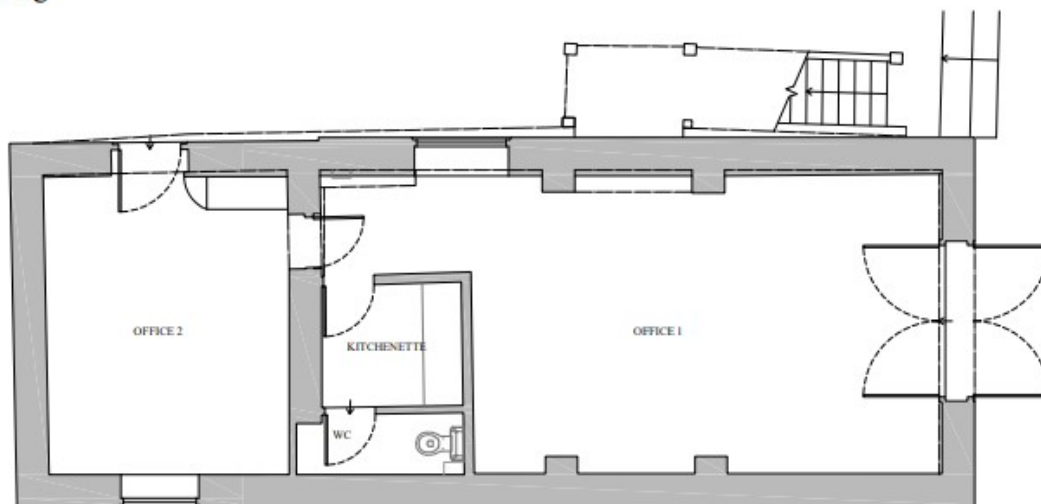
Previous use was commercial so business rates may apply although the property may be exempt. The purchaser should be aware of this and make their own enquiries.







**FIRST FLOOR PLAN**  
as existing



**GROUND FLOOR PLAN**  
as existing

#### MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Somerset BA3 2HP

[midsomernorton@cooperandtanner.co.uk](mailto:midsomernorton@cooperandtanner.co.uk)

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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