



# TOWER HILL BARN

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BECKINGTON



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## MILL LANE

### BECKINGTON

#### BA11 6SN

A stunning and simply individual barn occupying an elevated position affording brilliant, west facing countryside views, all finished to an extremely high specification.

- Totalling 3/4 bedrooms
- Accommodation in main dwelling to ground floor level
- 1 bedroom fully self-contained annex with potential rental income
- Home office
- Ample parking with gated driveway
- En suite facilities
- Rako system
- Sonos system
- Fully alarmed with CCTV
- Air conditioning
- No onward chain





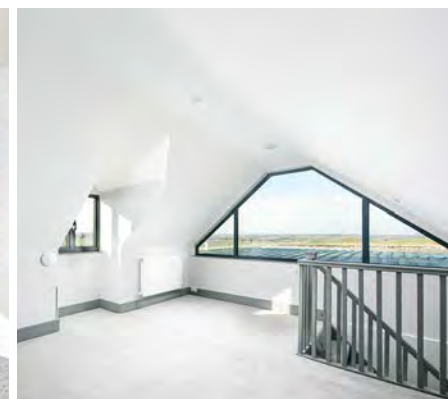
# SITUATION

Tower Hill Barn is situated on the edge of the much sought after Somerset village of Beckington, affording wonderful views over open countryside. The village benefits from a Church of England First School (Ofsted rated Outstanding, Springmead an independent Prep school, St George's parish church and 2 pubs, The WoolPack and The Foresters. The village also has a popular café and delicatessen, The White Row Farm Shop with café and excellent "fish and chips" shop and a convenience store (M&S) and petrol station. In addition, there are active tennis and cricket clubs within the village and popular Soho House (Babbington House) is also close by.

The village is also well positioned for access to surrounding towns, which include Frome (approx. 3 miles), Bradford on Avon (approx. 6 miles), Trowbridge (approx. 6 miles and Warminster (approx. 7 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.





# DESCRIPTION

Tower Hill Barn is approached via a gated, sweeping tarmac driveway leading to the parking area.

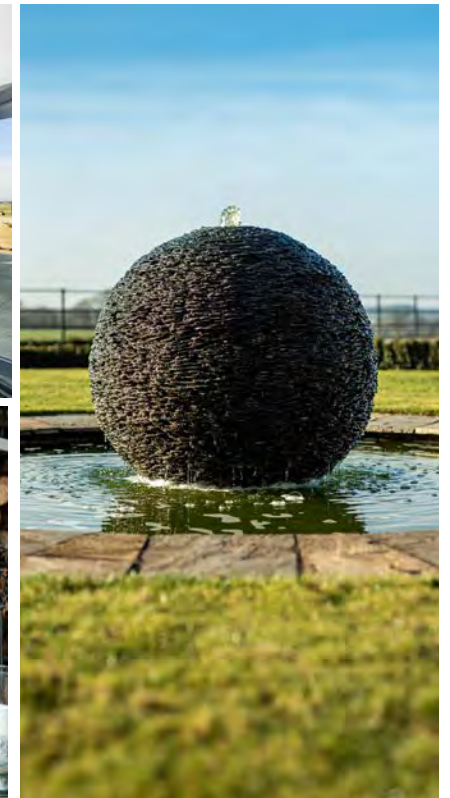
The property itself is comprised of 3 separate buildings with the main dwelling which is single storey, centrally set between the others and enjoying the far-reaching vista and views over the manicured lawn and hedging.

There are two bedrooms in the principle part of the accommodation flanking the central sitting room and kitchen/diner. Both bedrooms enjoy en suite facilities, the main having a separate bathroom as well as a dressing area and bedroom 2 having a study/play area.

The sitting room and kitchen/diner boast vaulted ceilings, full height windows and doors, a wonderful fireplace in the reception room and cloakroom and a utility off of the kitchen.

To the northerly side of the main building sits the self-contained annexe, also enjoying the same views. It comprises a sitting room, kitchen, cloakroom and upstairs, a large bedroom and ensuite - ideal for extended family or friends.

Lastly, there is the studio, currently used as an office/gym and gives a near perfect view up the valley and beyond and if required, could double as further accommodation.



# ACCOMMODATION

## MAIN BUILDING

Glazed front door with picture windows to either side leading directly into:-

### Kitchen/Dining Room

With polished tile flooring, a range of matching floor and wall mounted units, black granite work surface and upstand, single Blanco sink with mixer tap and scored drainer, Neff induction hob with stainless steel and glass extractor over, built-in dishwasher, built-in fridge/freezer, high level electric double oven, central island unit with breakfast bar, white granite work surface incorporating Frankie Sink with mixer tap, vaulted ceiling, underfloor heating, alarm panel, side aspect Velux style windows, built-in ceiling speakers, door utility, open archway to:-

### Sitting Room

With solid wood flooring, red brick fireplace having inset woodburner, recessed shelving, woodstore, track lighting, vaulted ceiling, part wooden wall panelling, sliding “floor to ceiling” and “wall to wall” glazed sliding doors onto patio enjoying fantastic views over adjoining farmland to rolling hills beyond the elevation, Electric black out blinds, air conditioning, door to:-

### Master Bedroom Suite

With recesses for wardrobes, 4 glazed panel sliding doors taking in the wonderful view, Electric black out blinds, air conditioning, door to en suite shower room, open to the dressing area with rails and shelving to either side, door to bathroom, significant storage above.

### En Suite Shower Room

With walk-in double, glazed screen shower area screen, wall mounted Duravit wash hand basin with mixer tap, marble tiled walls, marble tiled flooring, water heated towel rail, downlighting, obscure glazed window, built-in ceiling speakers.

### Bathroom

With marble tiled walls, marble tiled flooring, double ended bath with a central tap, large picture window taking in the views, built-in ceiling speakers.

### Utility Room

With larder cupboard, space and plumbing for washing machine, space for tumble dryer, work surface areas, Belfast sink with mixer tap, rear aspect obscure glazed window, access to loft space.

### Bedroom 2

With side aspect double glazed window overlooking front lawn, sliding door leading to en suite shower room, built-in ceiling speakers and an area ideal for a teenagers workspace or gaming area.

### En Suite Shower Room

With shower cubicle, wall mounted wash hand basin, low flush WC, extractor fan, downlighting, part tiled walls.

## OFFICE/STUDIO/GYM

With Tri-folding glazed doors to the front, downlighting, high ceiling with significant storage above.

## ANNEX

### Kitchen/Dining Area

With a range of floor and wall mounted units having work surface area, built-in oven, induction hob, extractor fan, stainless steel sink with mixer tap and drainer, glass splashback, built-in fridge/freezer, LVT flooring, glazed doors to the front.

### Sitting Area

With engineered wood flooring with tri-fold sliding doors to the front, down lighting, stairs rising to:-

### Bedroom

With front aspect glazed apex window, dormer style window, eaves storage, door to:-

### En Suite

With low WC, double shower cubicle, storage space, combi boiler providing domestic hot water and central heating, vanity unit having inset wash hand basin and mixer tap, front aspect window, downlighting, dual fuel towel rail.



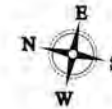
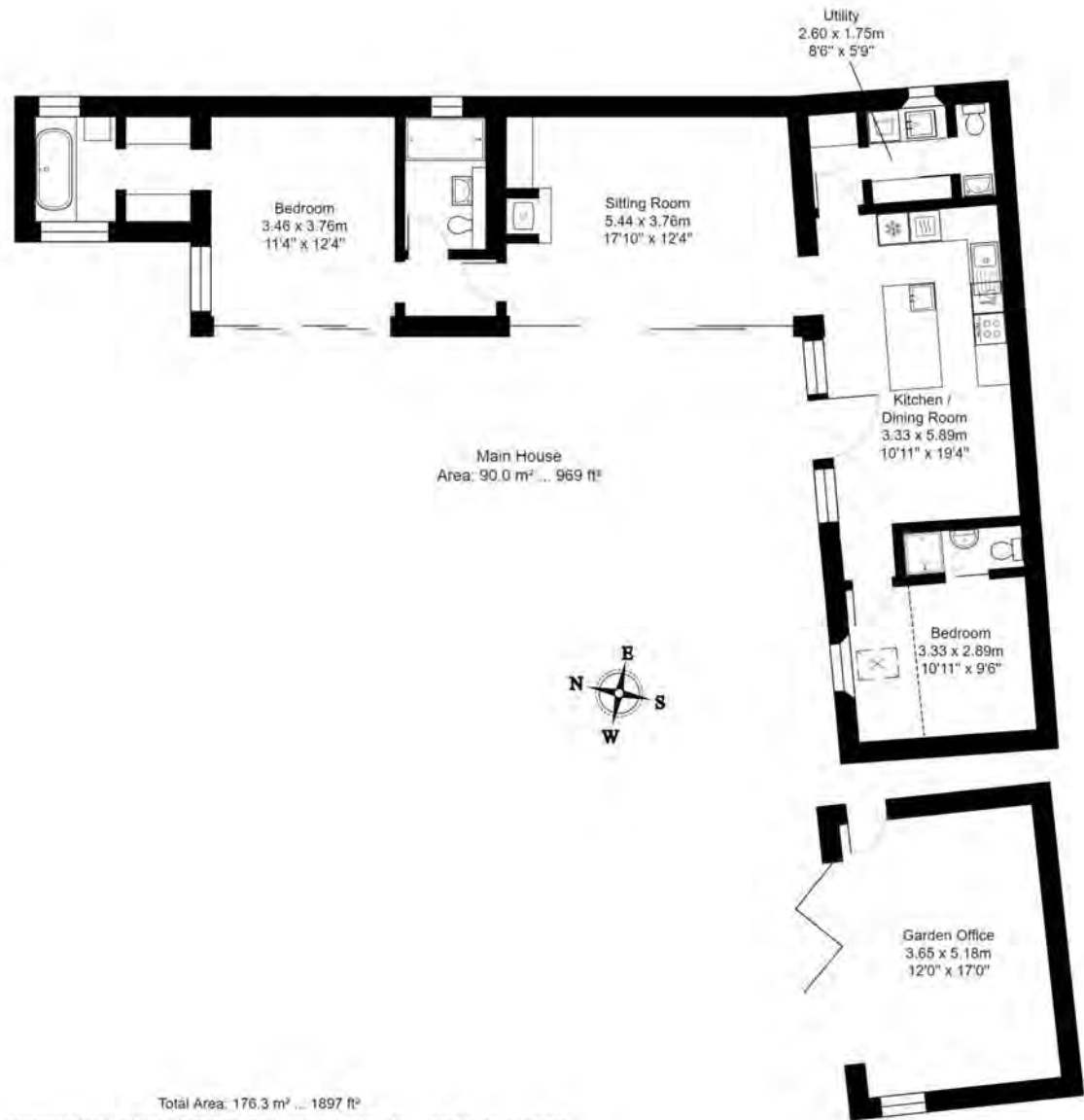
# FLOOR PLAN



Annex First Floor  
Area: 29.4 m<sup>2</sup> ... 317 ft<sup>2</sup>



Annex Ground Floor  
Area: 37.9 m<sup>2</sup> ... 408 ft<sup>2</sup>



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent  
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## GENERAL INFORMATION

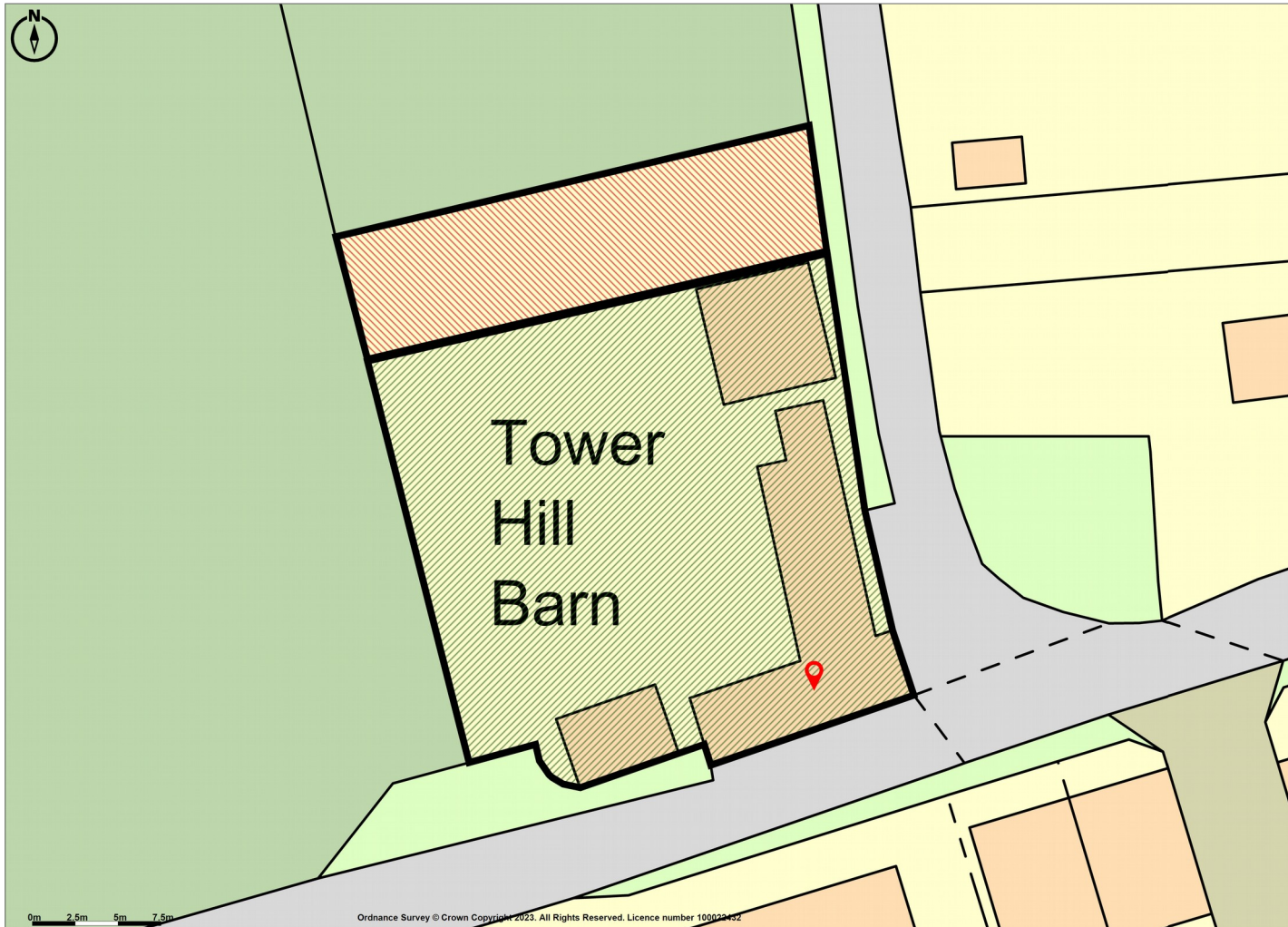
Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Mendip Council

Council Tax Band: Band C - £1,761.07

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LANDMARK INFORMATION

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Plotted Scale - 1:400. Paper Size – A4



The entire property offered for sale is outlined in Black.

This comprises an area of agricultural land (hatched red - approximately 8.6m wide)  
in addition to the residential garden (hatched green).

Total area approximately 0.22 acres.



## EXTERNALLY

The property is approached via electrically operated gates that lead to a tarmac drive flanked by black metal estate fencing leading to turning/ parking area for numerous vehicles.

The garden is entirely to the front of the property with a westerly aspect. There is an area of lawn having a circular pond and central stone sphere water feature. Lawn, pond, drive and building all benefit from external lighting. The views are truly spectacular, overlooking adjoining countryside and rolling hills.

In addition, there is an electric pedestrian gate leading out to Mill Lane.





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