



The Barn, Pitcot Lane, Stratton On The Fosse BA3 4SX

£1,100,000 Freehold

COOPER  
AND  
TANNER



# The Barn, Pitcot Lane Stratton On The Fosse BA3 4SX

 4  2  3 EPC TBC

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## Description

A stunning brand new four bedroom detached barn conversion which has just been finished, located in a rural location on the outskirts of Stratton On The Fosse, offering superb, south facing panoramic countryside views with landscaped gardens, small paddock and ample driveway parking.

The property has been sympathetically built and offers deceptively spacious, light and airy accommodation over two floors and has been finished to a high specification throughout with mechanical heat recovery ventilation, air source heating system with underfloor heating throughout, triple glazing, oak flooring, Rako theme lighting control system, the highest standard of insulation levels, electric car charging point, beautiful Italian tiling to wet rooms and in all externally finished with render and solid wood cladding.

In brief the accommodation comprises a large glazed door with side panel into the entrance reception room with a cloakroom leading off and steps lead to both the first floor and lower ground floor. Once walking down the stairs in to the lower ground floor, you enter the superb 32ft open plan kitchen/dining/family room with glazed patio doors leading out on to the terrace and wonderful kitchen

fitted with a selection of wall and base units with a central island all having quartz worktops over and integrated appliances. There is an opening from here in to a snug area or potential fifth bedroom which has sliding doors. From the kitchen a corridor leads into the inner hall with stairs rising to the first floor. The main bedroom is located on the lower ground floor with a dressing room and en-suite shower room. Full height double French doors lead to the covered terrace overlooking the widespan views of the valley. From the inner hall the stairs rise up to the first floor landing which has a velux window over looking the rolling countryside. To the first floor there are two ample sized double bedrooms and a family bathroom with a separate shower cubicle. Both bedrooms have velux windows overlooking the far reaching south facing views. In addition, from the reception hall stairs rise up to an additional double bedroom which overlooks the main living space would make an excellent guest room and has doors so that it can be enclosed. There is an en-suite shower room attached to this bedroom which could also be used as a study/homer office should you wish.

The Barn provides and excellent ready to go platform to be personalised into a beautiful home. Internal viewing comes highly recommended to fully appreciate what this property has to offer.









## Outside

The property is approached via a quiet country lane over a gravelled driveway leading to ample parking for several vehicles. A beautiful copping stone path leads to the main front entrance and gives access to the landscaped gardens to the rear of the property. To the rear, the property enjoys stunning panoramic rural views of rolling countryside and enjoys a large paved seating area, ideal for al-fresco dining and enjoying those summer evenings. There is a lawned area of garden with steps leading down to the lower section of gardens with plants, shrubs and bushes. Beyond the garden there is a small paddock area with separate access leading from Pitcot Lane. There is a plant room that also offers a generous space for an office/study or storage.

## Location

The pretty village of Stratton-on-the-Fosse, famed for Downside Abbey and Downside Public School is close to Bath, Wells, Frome, Glastonbury and Bristol and makes an excellent base from which to explore the surrounding area. The village is situated in the beautiful Mendips with fabulous walks and many historic houses, gardens and visitor

attractions nearby including Cheddar Gorge, The Roman Baths, Wookey Hole Caves and Wells Cathedral. Bath is situated 12.5 miles North East, Wells 10 miles to the East and Bristol 20 miles North with the A303 trunk and M5 motorway/M4 motorway within approximately half an hour of Stratton on the Fosse. Nearby, the picturesque city of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 15 miles away and easily accessible.



### Local Information Stratton On The Fosse

**Local Council:** Mendip

**Council Tax Band:** TBC

**Heating:** LPG central heating

**Services:** Private drainage, mains water and electricity.

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Bath Spa
- Bristol Temple Meads

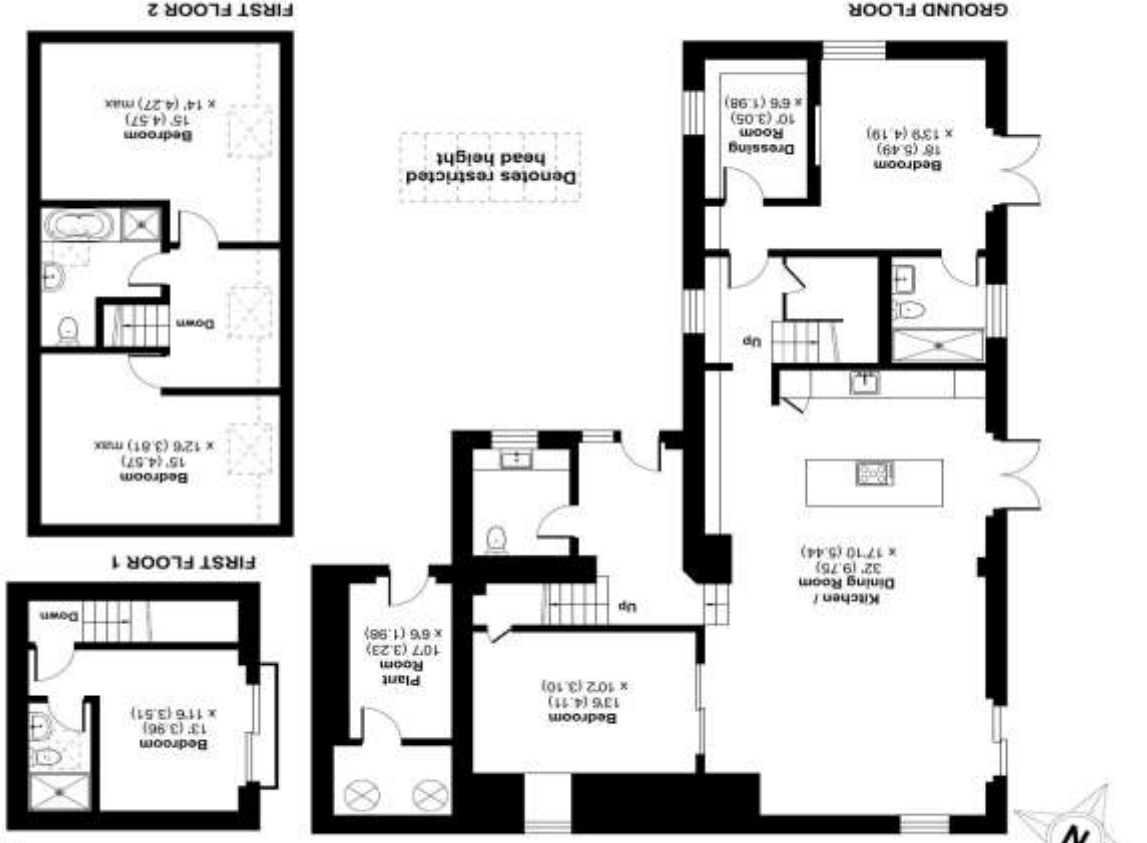


#### Nearest Schools

- Stratton On The Fosse
- Midsomer Norton
- Bath & Wells

### Pitcot Lane, Stratton On The Fosse, BA3

Approximate Area = 2037 sq ft / 189.2 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Outbuilding = 125 sq ft / 11.6 sq m



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Measurements) © RVT46000 2024  
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