





Wysteria Barn  
Court Farm  
West Woodlands  
BA11 5EN

**Land Available (up to 12 acres) by separate negotiation.** Come and view this beautifully presented semi-detached light and airy barn with 4 superbly appointed double bedrooms and a fabulous open plan kitchen/dining and sitting area with bifold doors leading to the large rear garden with delightful rural views and ample parking. West Woodlands is a delightful hamlet which is on the outskirts of Frome.

Tenure: Freehold

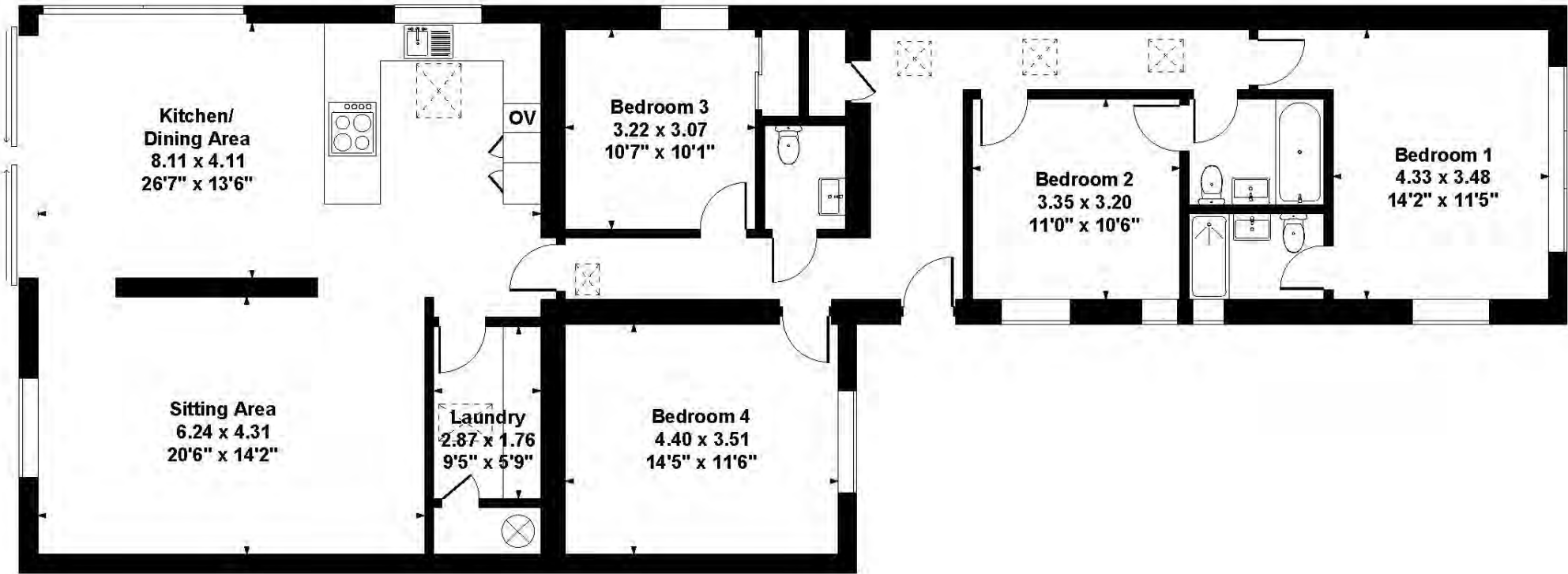
£675,000

Property Features

- 4 superbly appointed double bedrooms
- Contemporary bespoke kitchen
- Open plan kitchen/dining area and sitting area
- Engineered oak flooring throughout excluding bedrooms which are laid to carpet
- Large level rear garden
- Ample parking
- Potential to purchase additional land
- Jack & Jill bathroom
- Rural location

Wysteria Barn, Court Farm, West Woodlands, Near Frome, BA11 5EN

Approximate Gross Internal Area  
Main House = 161 sq m (1728 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.







## Situation

West Woodlands is a delightful hamlet situated on the outskirts of Frome and close to Longleat and Stourhead Estates. Babbington House is approximately 10 miles away and the awarding winning, Beckington Farm Shop is just a short drive.

The market town of Frome itself is within approximately 2 miles providing a whole range of amenities and shopping facilities to include individual shops, supermarkets, swimming pool, theatre and cinema. The surrounding countryside is delightful with some attractive walks including Longleat and Stourhead.

There is a wide range of excellent schools in the area both public and private sectors including Downside at Stratton on the Fosse, Millfield at Street, Wells Cathedral School, Sunny Hill (Bruton School for Girls) and Kings School at Bruton.

The UNESCO World Heritage City of Bath is approximately 30 minute drive away and offers a wonderful array of chain and independent shopping, a fine selection of restaurants cafes and wine bars and many well respected cultural activities which include a world famous music and literary festival, the newly refurbished One Royal Crescent and Holborn Museums and many pre-London shows at The Theatre Royal. Other towns nearby include Warminster, Shepton Mallet, Wells, Bradford on Avon, Trowbridge and Westbury, the latter having a mainline railway station giving direct access to London Paddington. Communications include the M4 junction 18 (11 miles north of Bath) and access to the A303/M3 via Salisbury plain is nearby.

## Description

Wysteria Barn is one of three properties within this development and it is a 4 bedroom converted barn with an amazing open plan kitchen/dining and sitting area with delightful views to the rear over open countryside. The kitchen has a beautiful bespoke kitchen with integrated appliances. There are 4 superbly appointed double bedrooms, the master bedroom having an en-suite shower room and bedroom 2 has the benefit of a Jack & Jill bathroom. The barn also has a separate utility room, together with a cloakroom. The rear garden is accessed from the kitchen/dining area by fully glazed bifold doors which create the beautiful feeling of inside out living. The property has the benefit of underfloor heating throughout with engineered oak flooring and with carpet in the bedrooms. Parking is to the side of the property.

### Externally

The property is accessed to the front with a courtyard style front garden area with a single parking space with additional parking for several vehicles to the side of the property. To the rear there is a large level garden and a large patio area, there is a gate at the end of the garden which can be used to access the fields behind.

## General Information

Services: Water, electricity are connected. Sewage treatment plant.  
Heating: Air source heat pump  
Tenure: Freehold  
Council Tax Band: TBC  
EPC: Predicted C

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