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Woolley Barn Woolley Green Bradford on Avon BA15 1TZ

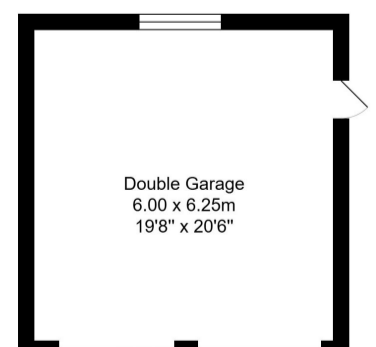
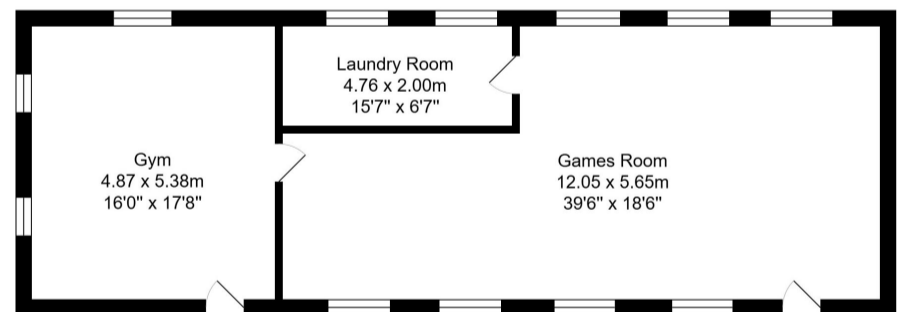
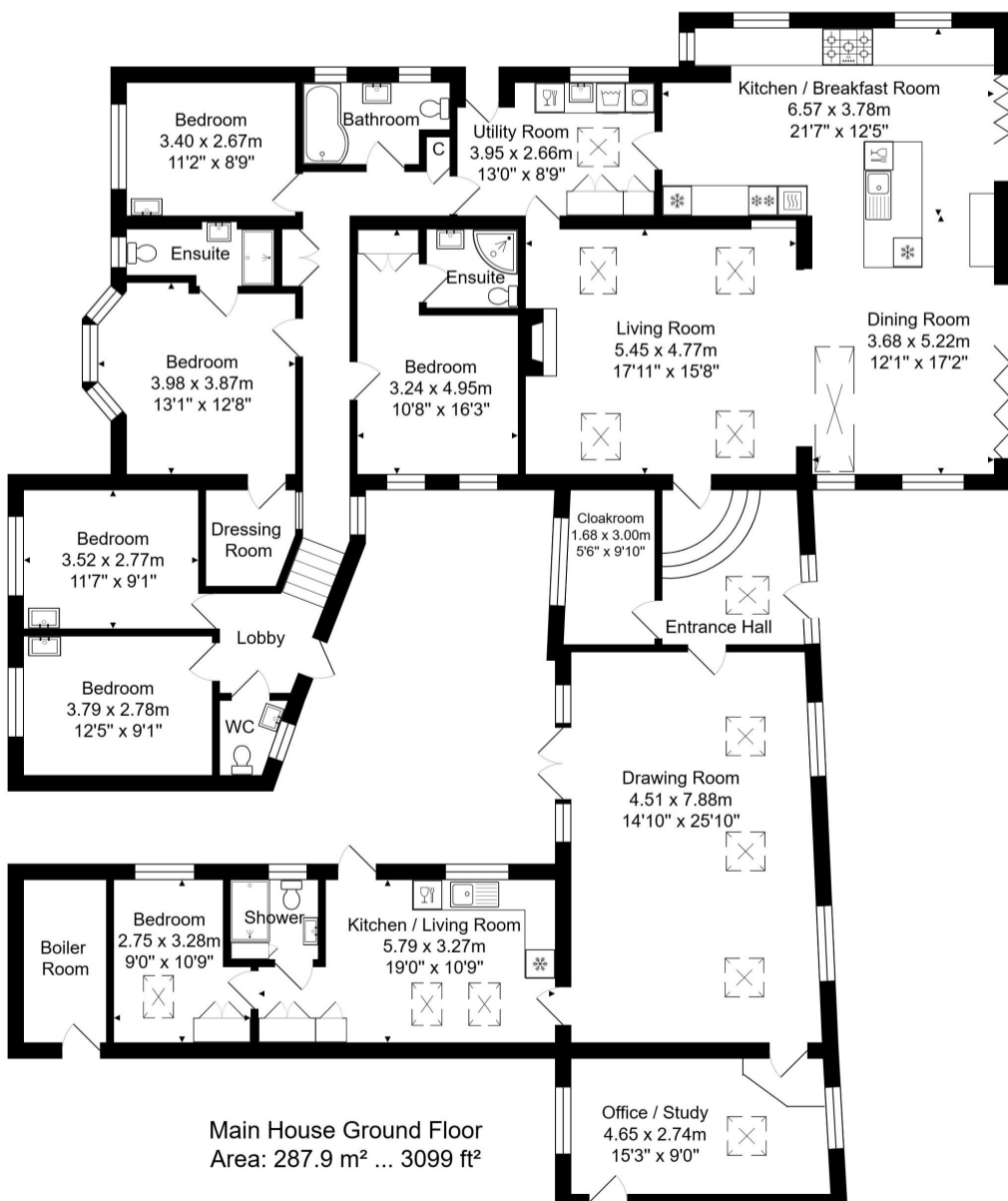
This wonderfully large double barn conversion situated on the outskirts of Bradford on Avon and is set within a picturesque 7 acre plot. The barn seamlessly combines modern and period living offering a large open plan kitchen, dining and family room, 5 bedrooms, an annexe and private use of an onsite gym and games room.

Unfurnished
12 Month Lease
Available Now

£6,000 pcm

Property Features

- 7 acres of garden and fields
- Private gym and games room
- Large double barn conversion retaining many period features
- Dogs welcome
- Annex
- Off street parking including electric car charging point
- Elevated position approximately 1 mile from Bradford on Avon



Total Area: Including Garage and Games Room / Gym 419.7 m² ... 4517 ft²

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.epcasessments.co.uk

Accommodation

Ground Floor

Entrance Hall

The entrance to the property is through a grey aluminium front door with glazed privacy windows. The hallway features exposed beams, a Velux window for natural light, and curved wooden stairs leading up to various rooms.

Formal Lounge

Accessed from the hallway, the lounge has wooden flooring, exposed beams having previously been a stable area, windows overlooking the front garden and additional ground, bifold doors looking to the internal courtyard. The room is bright with an inviting atmosphere. There are various lighting options, including wall lights and central pendant lights.

Open-Plan Family Room, Dining, and Kitchen Area

The open-plan space combines the lounge, dining, and kitchen areas. The dining area flows into the kitchen, which features a range of Meile kitchen units in cream gloss and wood finishes. The kitchen is equipped with a Meile induction hob, wok burner, double oven, fridge-freezer, wine cooler, and a large stainless steel island with a stainless steel worktop. Bifold doors open from both the dining and kitchen areas to the patio, making it perfect for entertaining and bringing the outside in. The open plan family room has a wonderful, beamed apex ceiling with Velux windows and the central feature of a large wood burning stove to create additional warmth in this wonderful, large and open space.

Utility Room

Located next to the kitchen, the utility room provides space for a tumble dryer, washing machine, and an additional dishwasher. It also has floor-to-ceiling cupboards for storage, quartz worktops, and a stainless steel sink.

Boot Room

Opposite the front door, this is a great space for storage of boots and coats as you enter the property.

Study

Accessed off the formal lounge this space provides access to the side of the property towards the parking area and a dual aspect to the rear and front of the property. Wooden beams feature in this room along with wooden flooring, pendant and wall lights providing a tranquil space to use as an office/study.

Family Bathroom

The family bathroom has fully tiled walls and features a white wash hand basin with a vanity unit below, a large bath with a thermostatic shower and a curved glass shower screen, a chrome ladder towel rail and downlighting.

Bedroom 1

This bedroom has wooden flooring, a bay window overlooking the rear. This bedroom has a wonderful walk in dressing room with built in shelving and hanging space with a roof light. A door then leads to the ensuite shower room.

En Suite to Bedroom 1

The ensuite has fully tiled walls and floors, with a chrome ladder towel rail, a large shower cubicle with a thermostatic Mira shower, The bathroom is completed with a white wash hand basin with a grey vanity unit below, mirror with inset lighting above and white WC.

Bedroom 2

The wood flooring continues into this bedroom which has windows overlooking the internal courtyard, and a ladder-style radiator. The room includes built-in shelves and wardrobe and has access to its own ensuite bathroom.

En Suite to Bedroom 2

The ensuite is fitted a curved shower cubicle with a thermostatic Myra shower, a wash hand basin with a mirror above, and a chrome towel rail. The bathroom features stone flooring, fully tiled walls, and a white WC.

Bedrooms 3, 4, and 5

These three bedrooms are similar in size and design, each featuring wood flooring and wash hand basins with a vanity units below and additional shelving. The bedrooms are serviced by a shared family bathroom and an additional cloakroom being nearest to bedrooms 4 and 5.

Annex and Additional Spaces

Annex

The annex is self-contained, offering an open plan lounge and kitchen area with an induction hob, a washer/dryer, and a small fridge. There is also a small bathroom with a large walk-in shower, a white WC, and a floor-standing sink. The cosy double bedroom has built-in wardrobes and a window overlooking the driveway.

Games Room

The games room is spacious and includes a pool table, table tennis, and a football table. The room has laminate flooring, exposed beams and fluorescent lighting. It is heated by radiators and provides plenty of space for recreational activities.

Gym

The private gym features robust gym flooring, exposed beams, and a variety of fitness equipment, including a treadmill, rower, and bench press. The room is heated for comfort and includes a small sink.

Double Garage

The Barn has access to a double garage and further parking in front of this area.

External Features

Entrance and Parking

The property is accessed through electric wooden gates opening to a shingle parking area with space for three cars and an electric charging point. The parking area is surrounded by fencing and hedging for privacy.

Garden and Grounds

The grounds extend to 7 acres, including a 1 acre garden, with two additional 3 acre fields. The garden is mainly laid to lawn and bordered by trees and bushes, offering a peaceful and private setting. There is a large patio area outside of the kitchen with built-in lighting, and steps leading to the main garden, as well as an outdoor office area.



Situation

Woolley Barn is nestled near to two converted cottages and is set within a picturesque 7-acre plot. Situated on the outskirts of Bradford-on-Avon, the property combines the tranquillity of countryside living with the convenience of being just a short drive or 20 minute walk to the town centre.

Bradford-on-Avon is a lovely market town with plenty of local amenities, including independent shops, supermarkets, a swimming pool, library, and doctors' and dental surgeries. There are also scenic countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon Canal. The town has a mainline railway station with direct links to Bath and Bristol.

The town is well served by schools, with two primary schools, Fitzmaurice and Christchurch, and the highly regarded St Laurence Secondary School.

The historic city of Bath, just 7 miles away, offers a wide range of shops, restaurants, the Theatre Royal, Thermae Bath Spa, a cinema and various schools. Bath also has a mainline railway station with direct services to London Paddington.

The M4 motorway is also easily accessible, with junctions 17 and 18 about 16 miles away.

Description

Woolley Barn at Woolley Green is a beautifully presented property that seamlessly combines modern living with expansive outdoor space, set in a private location. The property is accessed via electric wooden gates and offers generous parking for up to five vehicles and an electric charging point.

The grounds extend to an impressive 7 acres, comprising of 1 acre of landscaped garden adorned with mature trees and shrubs, as well as two additional 3 acre fields, making it perfect for outdoor activities, animals, or hobby farming. The large garden also includes an outdoor office/hobby area, providing a practical space that blends with the tranquil surroundings.

Inside, the barn has been thoughtfully designed to create a spacious, light-filled home finished to a high standard. The open-plan kitchen and living areas are ideal for modern family life and entertaining, while the bedrooms and contemporary bathrooms offer comfort and style.

The property also boasts private use of a range of leisure facilities, including a games room, a private gym, and a versatile annex, providing flexible accommodation for family, guests, or additional living space. Woolley Barn truly offers the perfect blend of countryside charm and modern convenience.

General Information

Heating : Biomass Central Heating

Local Authority : Wiltshire Council

Council Tax Band: F – £3,517.38

EPC rating : D

Holding Deposit equivalent to 1 weeks rent : £1,380

Damages Deposit equivalent to 6 weeks rent : £8,280

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