

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

COBB
FARR

Bath & Bradford on Avon

COBB
FARR

Bath & Bradford on Avon

Residential Sales

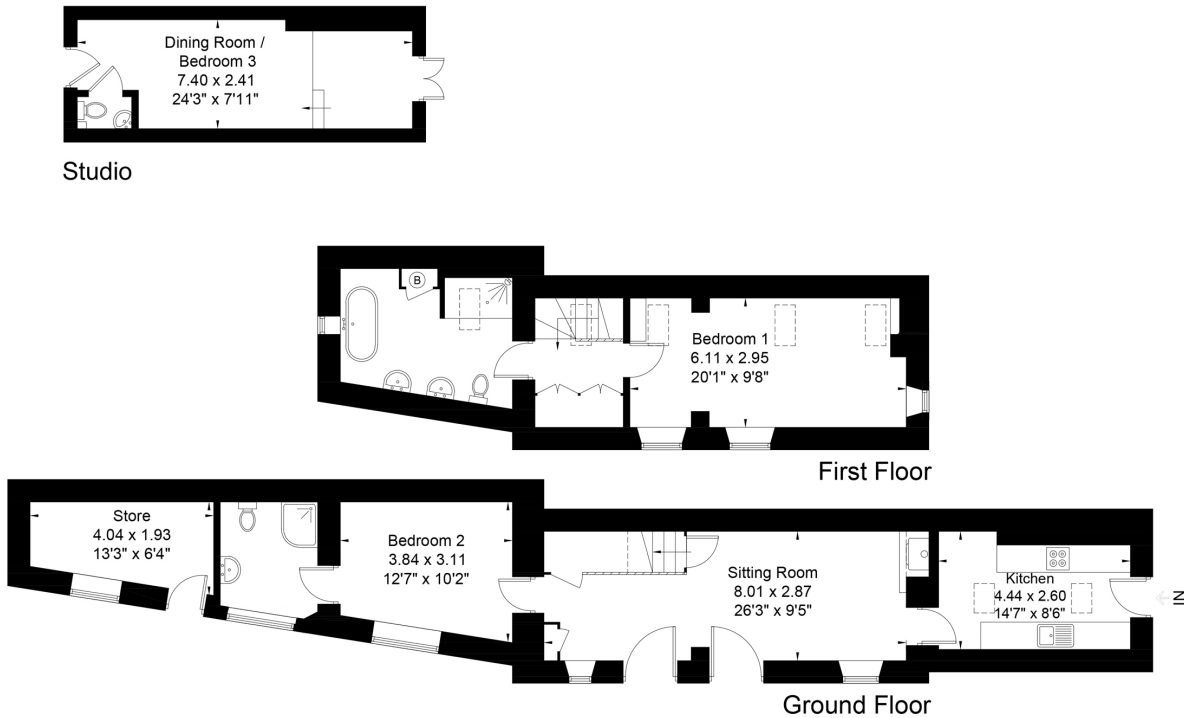


Marshfield, Nr Bath



77 High Street, Marshfield, SN14 8LT

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft
Studio = 17.0 sq m / 183 sq ft
Total = 112.6 sq m / 1212 sq ft



The Long House
77 High Street
Marshfield
Chippenham
SN14 8LT

A beautifully converted 3 bedroom Cotswold Stone barn, with a wealth of quality finishes, a stunning walled orchard garden and plenty of parking, located in the heart of Marshfield village.

Tenure: Freehold

£625,000

Situation

Marshfield is a thriving Georgian village located on Bath’s northern fringes within easy reach of Bath city centre and ideally placed for access to Chippenham, the M4 Motorway and beautiful open countryside. This popular village boasts an excellent range of local amenities which include a good primary school, general store, café, gift shop, 2 pubs, pottery and 2 garages.

Th UNESCO World Heritage City of Bath is approx. 8 miles away and offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and the attractions at the Roman Baths and Pump Rooms, along with many pre-London shows at The Theatre Royal.

There are many excellent state and independent schools within easy reach which include Kingswood School and The Royal High School on Bath’s northern slopes and Prior Park College, Ralph Allen School, The Paragon School and King Edwards Schools on the southern slopes.

World Class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University along with an excellent local rugby club in Chippenham.

Communication includes a direct line to Bristol, South Wales and London Paddington from Bath Spa and Chippenham Railway Stations, the M4 Motorway Junctions 17 is approx. 8 miles and Bristol Airport is 30 miles to the west.

General Information

Services: All main services are connected
Heating: Gas fired central heating.
Tenure: Freehold
Council Tax Band: C

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

The Long House, 77 High Street, Marshfield is a beautiful and sympathetically converted 3-bedroom Cotswold Stone barn located in the heart of this thriving Georgian village. The property is approached via gated access with a driveway and plenty of parking that leads through to the stunning walled garden. The property is entered to the side into a well-fitted Shaker style kitchen which leads through to the charming formal drawing room and dining area that has a lovely wood-burning stove. On the ground floor there is also a pretty guest bedroom with a well-appointed ensuite shower room.

On the first floor there is a spacious master bedroom with handsome exposed beams and an apex ceiling, along with a large bath and shower room with dual sinks. Externally there is a further converted barn/bedroom 3 with a guest cloak room and double doors leading onto garden, this could easily be linked with a glass extension. There is also a separate linked storeroom

The walled orchard garden is stunning and has a well wealth of mature shrubs and trees, along with well-stocked raised beds and a pretty paved sun terrace.

Accommodation

Ground Floor

Kitchen

With wooden effect Vinyl flooring, a comprehensive range of hand painted Shaker style units, granite worksurfaces and upstand, inset stainless sink, stainless steel swan neck mixer tap, integrated electric oven, 4 ring induction hob, tiled splash back, extractor over, space for large fridge/freezer, space for dishwasher and washing machine, 2 conservation Velux ceiling lights, casement window to front aspect and radiator.

Drawing/Dining Room

With fitted carpet, 2 casement windows to front aspect, 2-part glazed doors to front aspect, 2 radiators, log burner, large understairs storage cupboard and cupboard housing utilities.

Guest Bedroom

With fitted carpet, casement window to front aspect and radiator under.

En-Suite Shower Room

With Vinyl tiled flooring, pedestal WC, pedestal basin, casement window to front aspect, radiator and large fully glazed and tiled corner shower unit with handheld and rain shower over, extractor fan and cupboard housing the water stopcock.

Stairs with fitted carpets rise to the first-floor landing.

First Floor

Landing

With conservation Velux windows, 2 large built-in wardrobes, radiator, wall mounted Worcester control and exposed beams.

Bedroom 1

With fitted carpet, exposed beams, 3 conservation Velux windows, 2 casement windows to front aspect with deep sill, window to garden aspect with radiator under and recessed shelving.

Bathroom

With wooden effect Vinyl flooring, dual wall mounted basins set into panelled wall, feature bath with central controls, large fully tiled walk-in shower with handheld and rain shower over, built-in cupboard housing the Worcester combination boiler, conservation Velux window, pedestal WC and extractor fan.

Annexe Bedroom 3

Entered via a half glazed door, with painted cement flooring, radiators, 2 casement windows to the front and French doors to the garden with window above.

En-Suite Cloakroom

With WC, basin, extractor fan.

Externally

From the kitchen there is a lovely, paved area and wood store along with a separate linked store with window and radiator. The driveway is owned by The Long House and the 2 neighboring cottages have rights of access over.

The walled orchard garden is stunning and has a wealth of mature shrubs and trees, well stocked raised beds and a lovely, paved sun terrace and timber framed garden shed.

