



Springfield Barn, Laverton, BA2 7RA

£700,000 - £725,000 Freehold

COOPER
AND
TANNER



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 3  3  3 EPC N/R

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Description

Springfield Barn is a Grade II listed barn conversion set in a pretty and quiet part of this sought after village, just 10 minutes drive of Frome and 15 minutes from Bath.

The accommodation throughout is very well proportioned, naturally light and successfully combines charming period features with contemporary open planned living.

On the ground floor there is a fabulous living/family/dining area which enjoys triple height ceilings, exposed beams, twin aspect windows and doors open onto the gardens. To one end is a cosy space with a wood burner taking centre stage. The middle part of the room provides an excellent entertaining area and to the far end of the room there is a versatile and multi-purpose space the current vendors use as a library. Off one of the library aisles is a well-appointed utility room and w.c.

The kitchen is modern and includes a range of wall and base units with integrated Neff appliances. Double doors spill onto the gardens, a perfect arrangement for Al-fresco dining in the summer months. There is also a ground floor bedroom or home office with another set of double doors onto the gardens and an en-suite bathroom.

The generous height of the building is well utilised throughout the house; the first of several mezzanines is off the entrance hall and accessed by a timber staircase. This space currently serves as a walk-in wardrobe but could provide comfortable additional sleeping space if required.

On the opposite side of the main barn up a second staircase is the master bedroom with en-suite shower room, and above this, access to a characterful space that our vendors have used as a peaceful yoga room.

Outside

To the side of the barn the driveway provides parking for three vehicles. External 3-pin socket, that can be used for EV charging.

To the far end of the garden is a large outbuilding which houses the oil tanks and offers excellent storage.

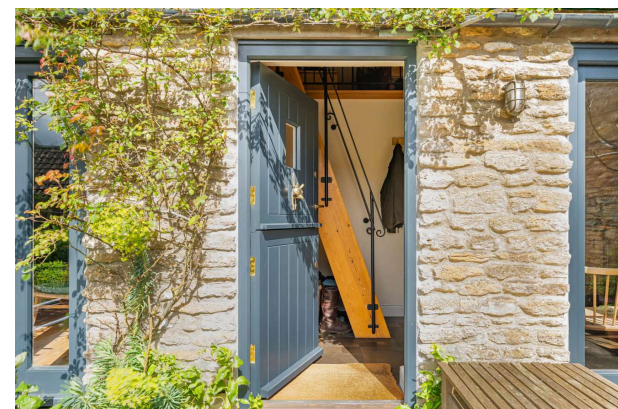
The gardens have been landscaped beautifully and make the perfect first impression when entering the barn.

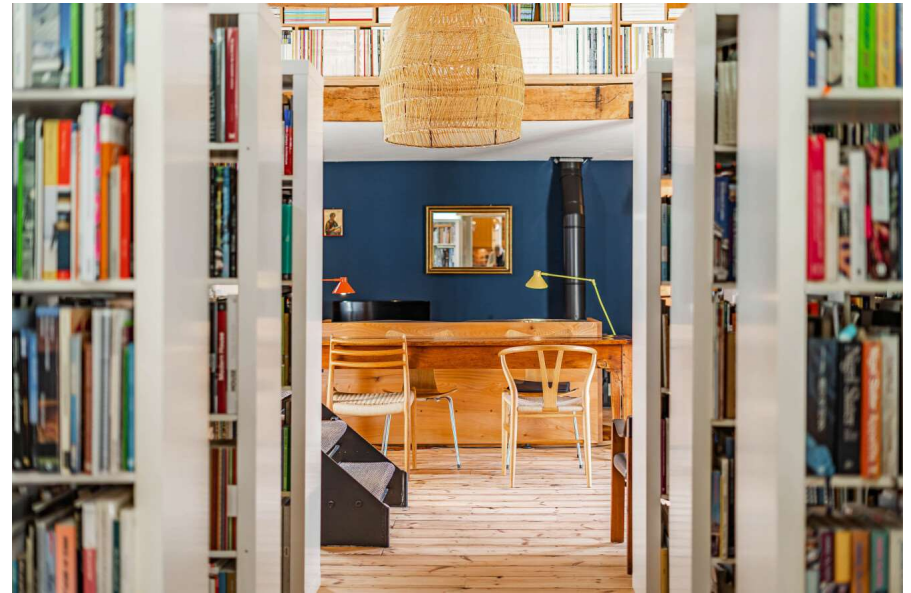
Bursting with colour through the seasons, there are a number of seating areas, well stocked beds, lines of Lavender and Grapevines and Wisteria and Roses climb the stone walls framing the three doorways. A water feature reflects colour and light and the gardens enjoy a good degree of privacy.

Location

The very pretty and sought-after village of Laverton lies to the south of Bath and was originally part of the neighbouring Orchardleigh Estate, now an excellent golf course.

Nearby Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Frome is also home to the Frome Festival and the monthly Frome Independent Market. Norton St Philip is close by and has a first school, a Co-op and a post office. There is a first school in the village of Rode a few miles away. Marks and Spencer food, the Mes Amis Café Deli and White Row Farm shop are a short distance away in Beckington. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington. In the nearby locality, the local state schools of Kilmersdon and Mells each have excellent OFSTED reports, whilst the independent schools in the immediate area are Beckington, All Hallows and Downside; Nearby Kings Bruton and Sexey's are only a short distance away in Bruton, as are Millfield and Wells Cathedral Schools. The extremely popular Hauser and Wirth arts centre and The Newt in Somerset are also located in Bruton. The private members' club Babington House is situated within approximately five miles.











Local Information Laverton

Local Council: Somerset

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains electricity and water.
Private drainage

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Warminster and Westbury



Nearest Schools

- Bath, Beckington, Bruton, Street
- Warminster and Wells

Springfield Barn, BA2

Approximate Area = 1657 sq ft / 153.9 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1865 sq ft / 173.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1112589

FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

frome@cooperandtanner.co.uk

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