



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

A beautiful Grade II-listed barn conversion set in a cluster of farmhouses surrounded by fields and country lanes, some 10 miles to the south of the city of Bath and a ten-minute drive from Frome. The current owners – an architect and a keen gardener – have cleverly combined contemporary details whilst being sympathetic to the architectural integrity and original features of the home.

Thick oak beams and triple-height ceilings pair perfectly with split-level mezzanines and modern interior aesthetics.

The house consists of two adjoining barns, a rectangular layout on a plan set at a slight angle, with walls built of rubble stone topped with a double Roman-tile roof.

The primary entrance is reached from the driveway, which is set to one side of the house and offers ample parking for three cars in addition to an external socket for EV charging. A handmade gate leads through to the garden: a secluded oasis of artfully curated borders and colourful, herbaceous beds include herbaceous perennials, including achillea, verbena, crocosmia and lines of lavender. Grapevines and wisteria climb the pale stone walls and frame the three doorways, introducing the living areas.

A hallway connects the primary living spaces, which flow with ease across the ground floor level. Arguably the most impressive space in the house is the triple-height living space on the southerly side, where a naturally light dining area is positioned within the central plan and a cosy living area with a log burner is tucked away to one end. A set of full height glazed timber framed doors lead out to a second terrace and outdoor eating area.

A secondary living area is interconnected and currently organised as an extensive design and architecture library.

A newly refurbished bespoke-joinery utility room with WC is accessed via one of the library aisles. A modern kitchen, with access onto an adjacent terrace through full-height doors, leads through to the 'garden' guest bedroom/study, a beautifully light space complete with en-suite bathroom. Full-height doors lead out to the pretty garden where a strategically placed water feature adds to the wonderful view across the garden.

The generous height of the building is well utilised throughout the house; the first of several split-level mezzanines is off the entrance hall and accessed by means of a timber staircase. This space, open to the eaves, is currently used as a walk-in wardrobe but is easily convertible to provide a further sleeping area.

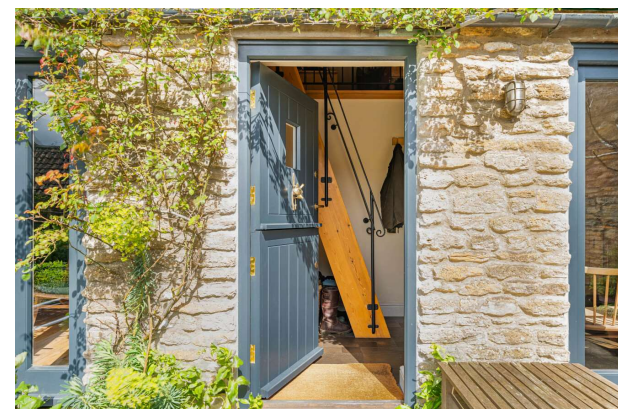
On the opposite side of the main barn up a second staircase is the master bedroom with en suite shower room, and above this, access to an attic space – a characterful room currently used as a yoga room which could easily be used as a third sleeping space.

The private garden is a plantsman's paradise, crafted with a level of care comparable to the home itself. The outside spaces burst with colour and life and scent through the seasons, attracting a wonderful array of local wildlife and birdlife. Seating areas provide plenty of space for eating and drinking outside in warmer months. Water features reflect colour and light, adding another sensory element; the height and structure of bordering trees and shrubs provide plenty of privacy. A useful storage area is also positioned to one end.

Laverton is a quiet village, with a small, beautiful church. There is an excellent local pub in neighbouring Norton St Phillip: The George, a 14th-century coaching inn with a beer garden and amazing elevated views of The Mead, is a 1.7 mile walk through quiet country lanes.

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.

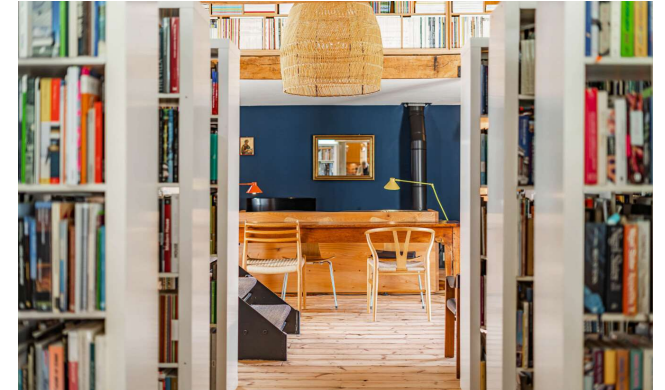
Nearby Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Frome is also home to the Frome Festival and the monthly Frome Independent Market. Norton St Philip is close by and has a first 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



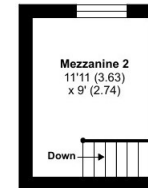
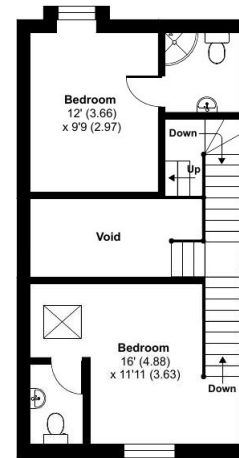
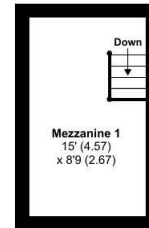
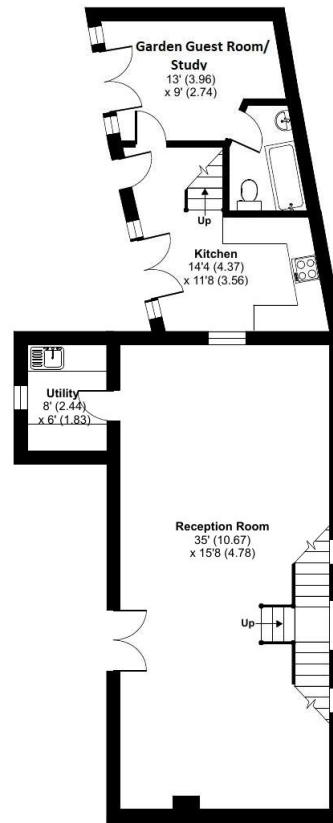
Springfield Barn, BA2

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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1112589

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