



THE COURT BARNS

WOOLLEY GREEN, BRADFORD ON AVON



THE COURT BARNs

WOOLLEY GREEN

BRADFORD ON AVON

BA15 1TY

A stunning and exceptionally unique property set in walled gardens with gated driveway, parking, opportunity to have generous annex/work space – all finished to an exacting standard with high quality materials.

- 4313 sq ft total accommodation
- 3 bedroom detached property with ancillary byre accommodation
- Flexible accommodation
- Situated on the outskirts of the town
- Private level gardens
- Gated driveway





SITUATION

Woolley Green is a rural hamlet within a short stroll of the well-respected Woolley Grange Hotel and situated on the edge of the market town of Bradford on Avon.

Bradford on Avon is approximately 1 mile distant and provides a range of everyday shopping facilities together with a number of individual retail outlets. In addition, there are many amenities including a library, health centre, swimming pool and a railway station giving access to the cities of Bath, Bristol and Salisbury.

The World Heritage City of Bath is within approximately 6 miles and provides a much fuller range of retail outlets, together with a selection of fine restaurants and other attractions including the Theatre Royal. There is also a mainline railway station giving direct access London Paddington and south Wales.





DESCRIPTION

The Court Barns are accessed via a beautiful, pillared entrance with electrically operated gates leading to the hardstanding driveway which provides parking for numerous vehicles and offers an immediate view of the stunning property. The main, cedar clad house is situated to the left with a linking pathway to the long, converted byre on the right.

Once inside the Barn, the first reception room opens to the bespoke, hand-made kitchen and boasting exposed, renovated stonework, vaulted ceiling and views to the garden through an open arch to one of the many other ground floor rooms. Off the kitchen there is a utility room, cloakroom and boot room. The entirety of the ground level has underfloor heating and additionally there is a wood burning stove in the sitting room, set into a red brick fireplace. Other features of the sitting room are exposed timbers and lintels, arrow slit windows and two sets of sliding doors leading to the south facing area of the garden.

Upstairs the principal bedroom enjoys bespoke wardrobes and ensuite facilities. Additionally, there are two further rooms and a sumptuous family bathroom.

The Byre building offers further versatile space with a near-totally glazed front giving all the rooms a view over the gardens and having a southerly aspect, it is exceptionally light. It provides an ideal space for ancillary accommodation, work from home or to run a business where clients may visit.

The gardens are retained to all sides giving total privacy yet enjoying sunshine for the majority of the day. Lavender lined paths lead through the level lawned areas with semi-mature tree planting.

Agents Note: The current owner has had plans drawn up to connect the two buildings.



ACCOMMODATION

MAIN DWELLING - THE BARN

GROUND FLOOR

Hall

Accessed via partially glazed door with front aspect window, tiled flooring, cloaks cupboard, downlighting.

Cloakroom

With WC, wash hand basin, tiled splashback, tiled flooring, front aspect window, downlighting, extractor fan.

Utility Room

With range of floor units having worktop incorporating 1½ bowl sink and drainer, space and plumbing for washing machine, space for tumble dryer, front and side aspect windows, downlighting.

Kitchen/Dining Room

With a range of floor units and central island with breakfast bar having granite worktops and upstand incorporating 1½ bowl ceramic sink and drainer, pantry cupboard, integrated Miele dishwasher, Fisher & Paykel American style fridge/freezer, Falcon 1½ width range cooker having tiled splashback and extractor over, downlighting, wood flooring, vaulted ceiling, exposed timbers, exposed stone wall, side aspect window with wooden lintel over, double opening doors to garden, glazed lantern rooflight.

Reception Room

Being dual aspect to front and side with sliding doors onto the garden, wood flooring, exposed timbers, downlighting, stairs rising to first floor.

Living Room

Being triple aspect with sliding doors to front and rear, windows to front and rear, arrow slit windows to front, side, and rear, exposed timbers, downlighting, brick fireplace with inset woodburning stove and granite hearth.

Study/Snug

With side aspect sliding doors to garden, downlighting.

FIRST FLOOR

Landing

With Velux window, exposed timbers.

Bedroom1

With front aspect window, front and rear aspect Velux windows, vaulted ceiling doors to en suite shower room and:-

Dressing Room

With side aspect window, automatic lighting, built-in wardrobe and drawers.

En suite Shower Room

With Duravit concealed cistern WC, vanity unit having inset Duravit wash hand basin, double width shower with rainforest head and separate wand, part tiled walls arrow slit window, ladder style chrome radiator, spotlighting.

Family Bathroom

With WC, wash hand basin, freestanding bath, glazed shower having rainforest head and separate wand, part tiled walls, tiled flooring, downlighting, Velux windows, light tube, extractor fan, ladder style radiator.

Bedroom 3

With vaulted ceiling, front aspect Velux window, arrow slit window, spotlighting, airing cupboard housing hot water tank.

ANCILLARY ACCOMMODATION - THE BYRE

Entrance Hall

Accessed via glazed double doors with front aspect window, oak flooring, exposed A-frame timbers.

Snug

With glazed sliding doors to garden, exposed A-frame timbers, oak flooring, spotlighting.

Cloakroom

With WC, wash hand basin, oak flooring, arrow slit window, extractor fan, spotlighting.

Bedroom 1

With glazed sliding doors opening to the garden, exposed A-frame timbers, oak flooring, door to:-

En Suite

With WC, vanity unit with inset wash hand basin, double width shower having rainforest head and shower wand, tiled surround, obscure glazed window, tiled flooring, ladder style radiator, extractor fan, airing cupboard, tiled flooring.

Living Room

With glazed sliding doors to garden, exposed A-frame timbers, spotlighting.

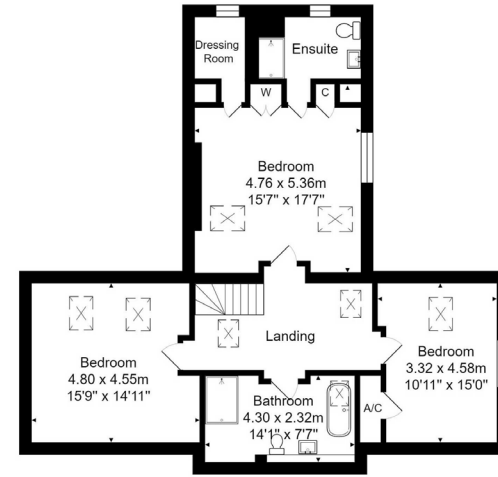
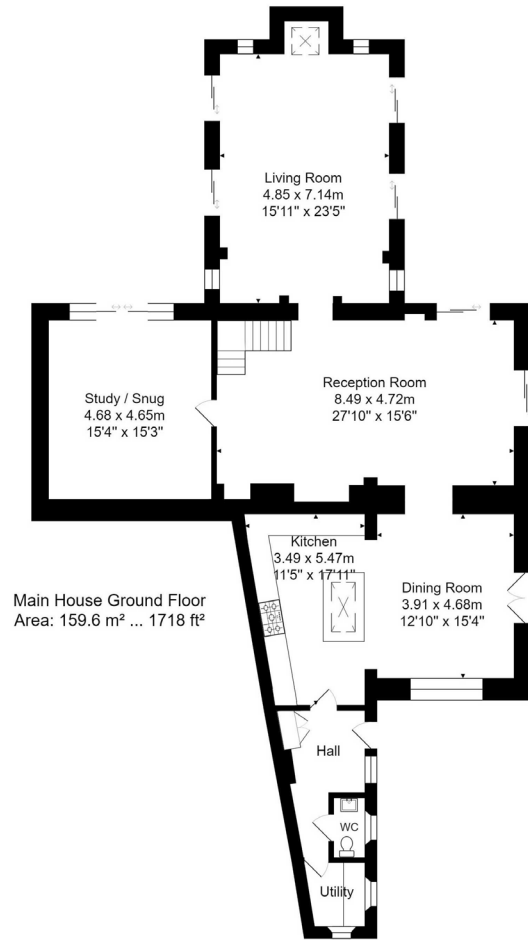
Bedroom 2

With glazed sliding doors to garden, exposed A-frame timbers, oak flooring, door to:-

En Suite

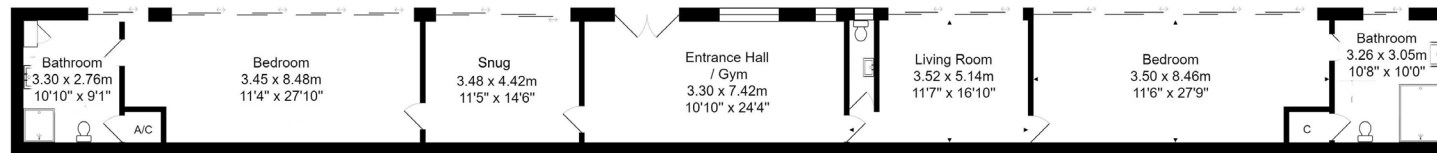
With WC, vanity unit having inset wash hand basin, shower having rainforest head and separate shower wand, part tiled walls, ladder style radiator, tiled flooring, cupboard housing gas fired Worcester boiler providing domestic hot water and central heating and hot water cylinder, obscure glazed window, obscure glazed window.

FLOOR PLAN



Total Area: 400.7 m² ... 4313 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.epcassessments.co.uk



GENERAL INFORMATION

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band G

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



EXTERNALLY

A curved stone wall having pillars with electrically operated stone gates leading into shingled hardstanding area providing parking for numerous vehicles and with pathways to access doors and mature planting.

The property is enclosed by stone walling with beautiful esplanade trees, wonderful planting with lavender lined pathways running through the garden which is predominantly laid to level lawn.





Bath Office

35 Brock Street, Bath BA1 2LN

T: 01225 333332 E: bath@cobbfarr.com

cobbfarr.com

Bradford on Avon Office

37 Market Street, Bradford on Avon BA15 1LJ

T: 01225 866111 E: bradfordonavon@cobbfarr.com

