





Manor Barn  
 1 Marchants Lane  
 Pipehouse  
 Freshford  
 BA2 7PN

A stunning barn-style house, recently built to a high standard of finish with quality fitments. Offering 4 generous bedrooms, 2 suited bedrooms, a beautiful open plan kitchen, spacious living room with a level, private garden and double garage.

Property Features

- Detached Property
- Immaculate presentation
- 4 bedrooms
- Sitting room opening garden
- Double garage
- Family bathroom plus 2 en-suites
- Large live-in kitchen /dining room
- Stunning views towards Westbury White Horse
- Quiet hamlet location

Offers in Excess of

Tenure: Freehold

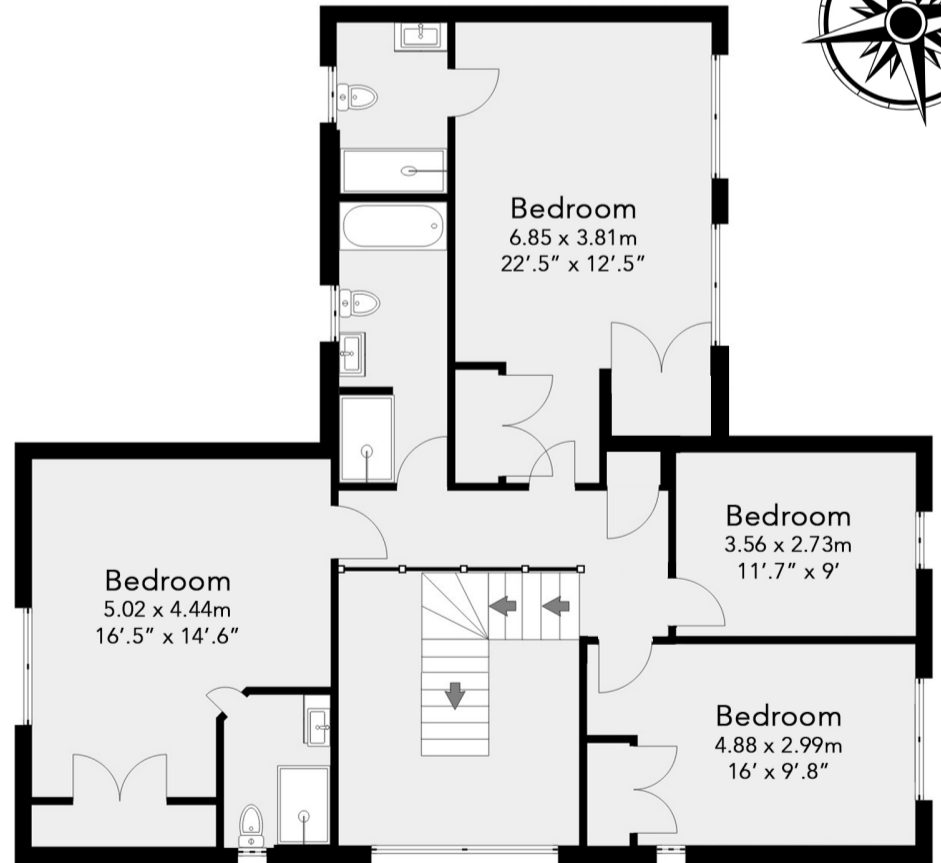
£1,000,000

1 Marchants's Lane, Bath, BA2 7PN



GroundFloor Area

(inc Garage)  
 approx  
 104 sqm  
 1120 sqft



First Floor Area

approx  
 104 sqm  
 1120 sqft

Total Area

(inc Garage)  
 204 sqm  
 2240 sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

# Accommodation

## Ground Floor

Part obscured glazed front door with obscured glazed pitched windows either side.

### Entrance Hall

Double height, barn style, staircase rising and turning to the first-floor gallery landing, wooden double doors leading to the sitting room and kitchen/dining room, engineered wood flooring, wall mounted thermostat, alarm panel, understairs cupboard and door through to cloakroom.

### Cloakroom

Comprising low flush WC, wall mounted wash hand basin with mixer tap, single panel radiator and engineered wood flooring.

### Sitting Room

With dual aspect, double glazed opening window and bi-fold doors leading out onto the garden, engineered wood flooring and double panelled radiators.

### Kitchen/Dining Room

With polished tiled flooring throughout, matching range of floor and wall mounted shaker style units, matching central island unit, granite worksurface and upstand, built-in 1½ bowl stainless steel Blanco sink, 5 ring Smeg stainless steel hob, extractor and light over, higher level Smeg double oven, built-in dishwasher, space for American style fridge/freezer, integrated wine fridge, under unit lighting and side aspect double glazed window.

The kitchen is open to the dining area with double panelled radiator, further double-glazed window, rear door gives access to the garden, garage and driveway. Door through to utility room.

### Utility Room

With tiled flooring, space and plumbing for washing machine and tumble dryer, matching eye and base level units, granite worktops and upstand, built-in in stainless steel Blanco sink, mixer tap, consumer units, extractor fan and access to the double garage.

## First Floor

### Landing

With doors to all bedrooms, family room, airing cupboard housing the pressurised hot water cylinder and a far-reaching view towards Salisbury Plain from the double height windows.

### Bedroom 1

With double panelled radiators, 2 sets of double-glazed windows, 2 sets of double built-in wardrobes with hanging and shelving. Door through to en-suite shower room.

### En-Suite Shower Room

With low flush WC, vanity unit with inset wash hand basin, walk in double shower cubicle, wall mounted thermostatic shower and chrome riser, downlighting, water heated towel rail, extractor fan, obscured double glazed window, part tiled walls, tiled flooring, shaver point and light.

### Bedroom 2

With double glazed window, single panelled radiator, double built-in wardrobe and door through to en-suite shower room.

### En-Suite Shower Room

With low flush WC, wall mounted vanity unit with inset wash hand basin, walk in double shower cubicle, thermostatic shower and chrome riser, obscured double glazed window, downlighting, extractor fan, water heated towel, shaver point with light, part tiled walls and tiled flooring.

### Bedroom 3

With dual aspect to front and side with double glazed windows, single panelled radiator and built-in double wardrobe.

### Bedroom 4

With double glazed window, plantation shutters and single radiator.

### Family Bathroom

Comprising low flush WC, wall mounted vanity unit with inset wash hand basin, walk in double shower cubicle with thermostatic shower and chrome riser, separate bath with mixer tap and telephone style attachment, frosted double glazed window, shaver point, downlighting, extractor fan, 2 water heated towel rails, composite floor and part tiled walls.

## Externally

The main enclosed garden lies to the south side of the property therefore enjoying a good degree of sunshine and boasting well stocked borders, a private terrace which can be accessed via the bi-folding doors from the sitting room. There is a front/side garden beside the garage and driveway. The setting of the garden lends itself to family entertaining and outside dining.

### Double Garage

With electrically operated up and over door, side and rear and rear windows, rear door into garden, strip lighting, power points and space for work bench.





## Situation

The property is set in the popular hamlet of Pipehouse, a small gathering of properties on the southernly outskirts of Bath. Pipehouse is a wonderful location within a 10 minute drive of the city centre of Bath and close to nearby Freshford.

The village of Freshford provides amenities including a community shop and cafe open 7 days a week, post office, community centre and pre-school, railway station with regular services to Bath, Bristol, South Wales and the South Coast and an excellent primary school in which Manor Barn is in catchment of. There are a further three independent schools within easy reach of Pipehouse; Monkton Combe School, Prior Park College, also King Edwards.

The UNESCO World Heritage City of Bath is approximately a 5-mile drive and offers a wonderful array of chain and independent 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 Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holbourne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition, there are excellent spa, gym and golf facilities at the nearby five star Bath Spa Hotel, Bath Golf Course and Combe Grove Manor Country Club.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approx. 10 miles to the north and Bristol Airport is 18 miles to the west.

## Description

Marchants Lane is a unique, recent development of detached family homes, where #1 occupies a generous and level plot with a southerly aspect. The house itself has been constructed using high quality materials and finished and kept to an exacting standard, in a modern barn style.

This is prominent in the main hall which is double height with a central staircase and open landing giving a great feeling of space and light.

The ground floor is occupied by a large sitting room opening and overlooking the garden with an open plan kitchen and dining room, cloakroom and utility room leading to the garage.

Upstairs all the bedrooms offer fine views and two of which have ensuite facilities.

Parking is provided by a driveway leading to the double garage with ample additional parking on the quiet road.

The house is offered with no onward chain and a viewing is highly recommended.

## General Information

Services: All mains services are connected

Heating: Full gas fired central heating with underfloor heating on ground floor.

Tenure: Freehold

Council Tax Band: G

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