



# Hillside Barn

## Farleigh Hungerford

### Bath

#### BA2 7RP

An individual and meticulously designed barn occupying an idyllic location and affording a picturesque countryside vista, finished to a superb standard.

Tenure: Freehold

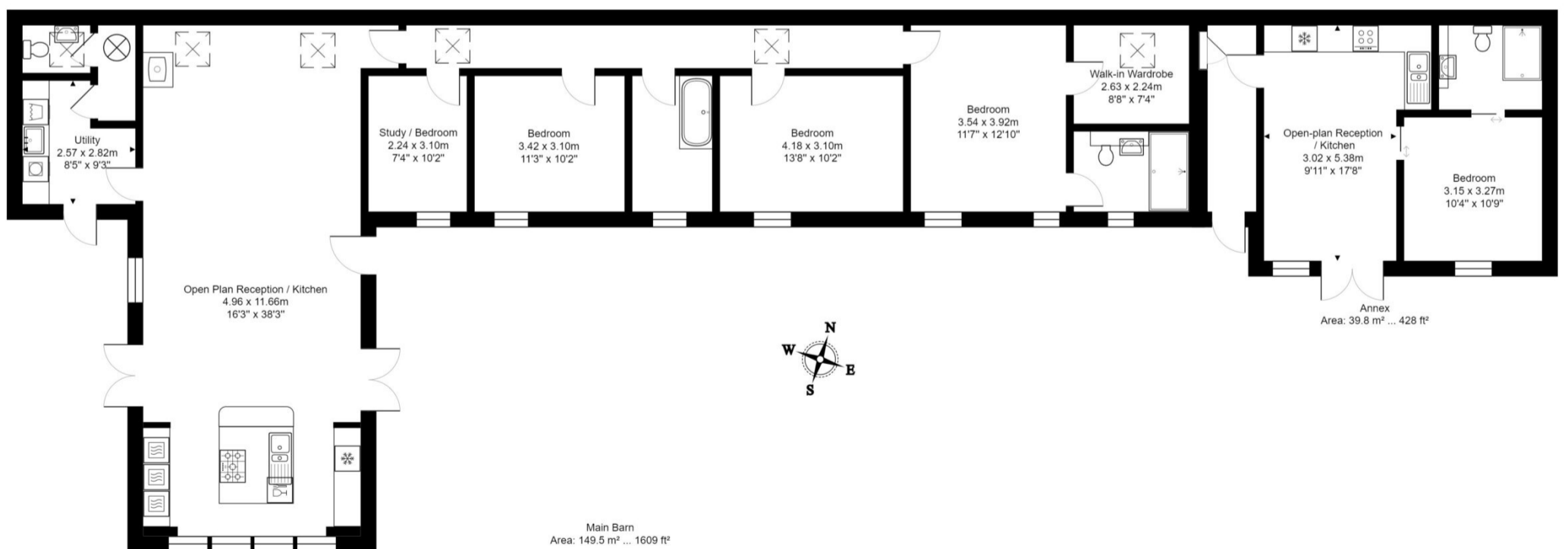
**Guide price**

**£1,100,000**

#### Property Features

- Thoughtfully designed barn conversion
- 4 Bedrooms
- Self contained 1 bedroom annex
- Rolling countryside views
- Ample parking with gated driveway
- En suite facilities
- Air source heat pump
- Immaculately presented

Hillside Barn



Total Area: 189.3 m<sup>2</sup> ... 2037 ft<sup>2</sup>

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.  
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# Accommodation

## Ground Floor

### Reception Room

With vinyl flooring, 2 north facing Velux windows, log burner, vaulted ceiling, exposed beams.

### Kitchen/Dining Room

With vinyl flooring, vaulted ceiling, exposed beams, triple aspect floor to ceiling windows, 2 sets of French doors to each patio, Howden fitted kitchen with floor and wall mounted units, Neff integrated appliances, Neff induction hob, 3 Neff high level ovens, bespoke petrified rainforest root worktop.

### Utility

With oak door, polished concrete flooring, a range of floor and wall mounted units, space for white goods, comms cupboard.

### Cloakroom

With oak door, polished concrete flooring, WC, wash hand basin, storage cupboard.

### Hallway

Accessed through Oak door, polished concrete flooring, low level automatic lighting, 2 north facing Velux windows.

### Bedroom 1

With oak door, polished concrete flooring, vaulted ceiling, 2 south facing windows.

### Dressing room

With oak door, polished concrete flooring, north facing Velux window, ample storage space.

### En Suite

With oak door, polished concrete flooring, modern double width walk in shower, wash hand basin with storage unit below, WC, heated towel rail.

### Bedroom 2

With oak door, polished concrete flooring, south facing window, mezzanine level.

### Family Bathroom

With oak door, polished concrete flooring, south facing window, heated towel rail, wall mounted storage unit, wash hand basin, WC, bath with shower over.

### Bedroom 3

With oak door, polished concrete flooring, south facing window.

### Bedroom 4/Study

With oak door, polished concrete flooring, south facing window, access to loft space.

## Annex

### Entrance Hall

With part glazed front door, tile flooring, storage cupboard.

### Living Room/Kitchen

With laminate flooring, French doors to patio, 2 south facing windows, 2 electric radiators, kitchen with range of floor units having work surface incorporating sink, oven, integrated fridge/freezer, access to loft space.

### Bedroom

With south facing window, electric radiator, laminate flooring.

### En suite

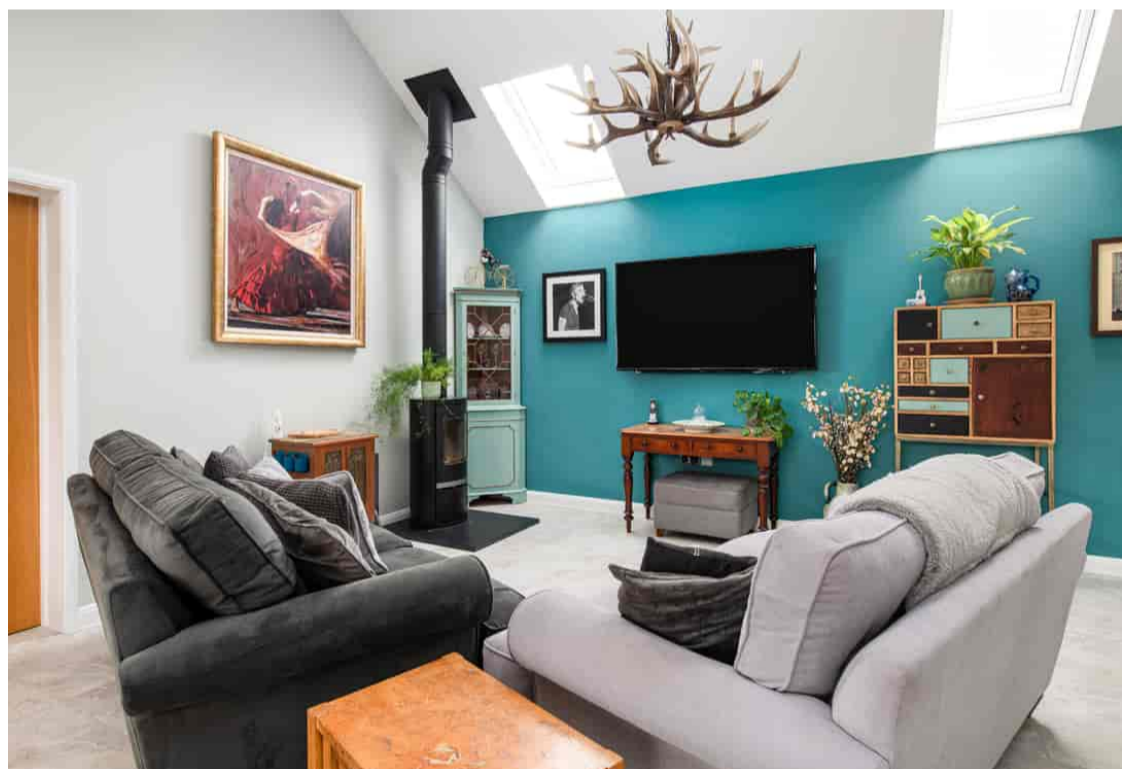
With sliding door, double width walk-in shower, heated towel rail, WC, wash hand basin.

## Externally

### Garden and Parking

There is a carefully thought out, south facing landscaped garden, with a stylish veranda and picturesque views. Additionally there is a further west facing patio which equally captures the tranquil landscape.

The gravelled driveway also provides off street parking for 4/5 cars.



## Situation

The village of Farleigh Hungerford is conveniently placed being within close proximity both to the market town of Bradford on Avon and the world heritage city of Bath.

The nearby world heritage city of Bath (approximately 5 miles) provides a wide range of retail outlets and in addition has many amenities which include the Theatre Royal, Thermae Spa, an excellent selection of restaurants and many other cultural interests.

The nearby town of Bradford on Avon provides a varied selection of everyday and individual retail outlets. In addition it has many amenities which include a Health Centre, Library, Swimming Pool and Railway Station giving direct access to the cities of Bath, Bristol and Salisbury. The property is also very well placed for access to a number of nearby schools which include King Edwards, Monkton Combe, Prior Park, Dauntsey's and Downside.

Other communications include the M4 motorway junction 18 which is approximately 11 miles to the north of the city of Bath and the A303/M3 link to London and accessed south of Warminster (approximately 7 miles). Other surrounding towns include Trowbridge, Frome and Westbury, the latter also having a mainline railway link to London Paddington.

## Description

Hillside Barn is a superb 4 bedroom detached barn conversion, set just off the Farleigh House Estate, with sweeping southerly views. Accessed via a gated gravel driveway, and opening to parking for multiple vehicles, this barn has been tastefully finished to include 4 bedrooms, 2 bathrooms, and a self contained annex.

An enviable eye for proportionality has created very comfortable spaces throughout the house. This is most evident in the surprising & impressive vaulted reception room. The principal bedroom boasts tremendous space, complete with walk-in wardrobe and en suite, with double width walk in shower. There are a further 2 double bedrooms, and a study which could be a 4th bedroom if required. The family reception room is open plan to the kitchen/ dining room and is surrounded by views on all sides with floor to ceiling windows. The kitchen is elegantly finished with integrated appliances, three chest-height ovens and bespoke petrified tree root worktop. There is a further cloakroom and utility space.

Externally, there is a carefully thought out south facing landscaped garden, with a stylish veranda and picturesque views, additionally there is a second west facing patio which equally captures the tranquil landscape.

Adjoining the main barn, there is a self contained 1 bedroom annex, with entrance hallway, reception room, bedroom and en suite, all finished to a superb standard, and its own secret courtyard garden.

The property is being offered with no onward chain.

## General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: Air Source Heat Pump

Local Authority: Mendip Council

Council Tax Band: Barn Band F – Annex Band A

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