

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: +44 (0)1225 333332  
E: bath@cobbfarr.com

Bradford on Avon Office  
37 Market Street, Bradford on Avon BA15 1LJ  
T: +44 (0)1225 866111  
E: bradfordonavon@cobbfarr.com

cobbfarr.com

# COBB FARR

- Residential Sales
- Residential Lettings
- Land & Development

# COBB FARR

Residential Lettings



The Old Granary, Conkwell, Winsley, Wiltshire, BA15 2LQ

£3,200 pcm

A substantial barn conversion offering fabulous accommodation set in the hamlet of Conkwell offered for a longer term let on an unfurnished basis. Pets considered at the Landlords discretion

Available January 2024

Unfurnished



# Key Features

- Detached barn conversion
  - 4 Bedrooms, main with ensuite
  - Many character features
  - Study
- In popular hamlet surrounded by countryside
  - Additional bedroom or study
  - Large garden and parking for a number of vehicles

# Description

The Old Granary is a substantial barn conversion set on a quiet lane within the hamlet of Conkwell. Surrounded by open countryside, this property offers light and bright accommodation with period features including an inglenook fireplace with wood burning stove, a large floor to ceiling window and galleried landing area. The Old Granary offers a farmhouse style kitchen with Aga, large living room, dining room, utility/wc/shower room and study/bedroom/playroom/snug on the ground floor with 4 bedrooms on the first floor, one with ensuite facilities in addition to the family bathroom. A large and open garden with parking for numerous cars is found to the rear of the property with a sunny patio area for enjoying alfresco dining.

# Accommodation

## External

### Information

Approached from the lane through 5 bar gates, gravel driveway leading to parking area for numerous cars, with gardens that wrap around with established trees, fencing and hedging, partly laid to grass and partly to a patio area off from the lounge and kitchen, fencing to front of property from lane with gravelled area and large stone feeding troughs as planters

### Entrance Hall

with oak effect Karndean flooring, room opens into Dining hall with doors to

### Kitchen/breakfast room

with window to side, French doors opening onto patio area, range of freestanding wooden painted cream Shaker style units and dresser units, Belfast Sink set into wooden worktops with a chrome mixer tap over, Neff stainless steel American style freestanding fridge/freezer, freestanding Miele dishwasher, Aga in cream, double freestanding Belling oven with a ceramic hob, part beams to the ceiling, strip of ceiling spotlights

### Lounge

oak effect flooring continues, French windows with double doors that open out onto the patio, wooden double glazed window to the side, small arrow slit window, beam, an exposed stone chimney breast with inglenook fireplace with wooden overmantel, large wood burning stove set on slate hearth, two radiators, ceiling and wall lights, door leading through into large and open plan

### Dining Hall

With galleried landing and carpeted stairs leading to first floor, large feature barn style double glazed full height window, recessed shelving, wall lights, pendant light, radiators

### Bedroom 5/Study/Snug/Playroom

Carpeted and with arrow slit window to the front, wooden double glazed window to side, radiator

### Shower/WC/Utility room

oak effect flooring, enclosed shower cubicle with Mira shower, With a down light, white pedestal wash hand basin with chrome taps over, WC, obscure glazed window to side, white radiator ladder style towel rail, storage cupboard

## First Floor

### Galleried Landing

beams, pendent light and carpet doors leading to bedrooms and family bathroom

### Main Bedroom

carpeted, pitched ceiling, double glazed wooden window overlooking fields to the front and a further window overlooking the side, storage space, radiator, pendent light, door into

### Ensuite

with vinyl flooring, part tiled tiled walls, white pedestal wash hand basin, WC, bath with curved glass shower screen, thermostatic shower, small arrow slit window, extractor fan and pendant ceiling lights

### Bedroom 2

carpeted, double glazed feature window overlooking the garden, arrow slit window, exposed timbers, radiator, pendant light.

### Bedroom 3

carpeted, loft hatch, radiator, double glazed windows to the side and front this overlooks fields to the front, pendant light, radiator

### Bedroom 4

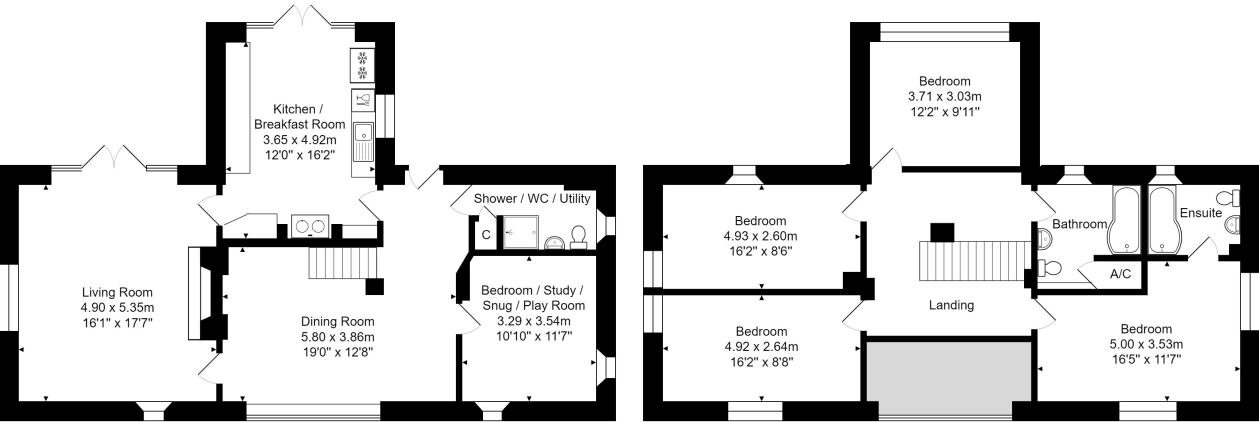
Carpeted, double glazed window to side, arrow slit window overlooking the rear, pendant light, radiator

### Family Bathroom

with part tiled walls, vinyl flooring, arrow slit window overlooking the rear, chrome ladder style towel rail, curved glass shower screen with thermostatic shower over, white suite comprising of pedestal wash hand basin, WC, extractor fan, lighting

## External

a stone property with wooden double glazed windows, French doors to lounge and kitchen, arrow slit windows and 2 full height glazed walls, pathway around side to a covered porch area to wooden front door, courtesy lighting



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

Holding Deposit equivalent to 1 weeks rent £730.00  
Damages Deposit equivalent to 5 weeks rent £3,650.00  
EPC rating D

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.