

DAVIES & WAY

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The Barn Bath Road Farmborough Bath BA2 0BR



£700,000

A substantial detached barn conversion set on a 0.25 acre plot offering excellent ancillary accommodation with annex, home office or letting potential together with a double garage.
Available with no upward sales chain.

* Vibrant village community * hall * downstairs cloak/wc * sitting room * snug * kitchen/dining room * 2 conservatories * 4 bedrooms, en suite shower to master * bathroom * ancillary accommodation comprises studio/party room * kitchenette/utility * shower room * bedroom/study * double garage * established gardens *



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The Barn Bath Road Farmborough Bath BA2 0BR

As its name suggests The Barn is a substantial converted stone built former barn set in a popular village community. The main barn offers well proportioned family accommodation including two conservatories, a spacious entrance hall, sitting room with open fire, snug, kitchen/dining room, downstairs wc and four bedrooms one of which has an en suite shower room with the others served by a large family bathroom.

Adjacent to the barn is a detached building which comprises a good size double garage and further ancillary accommodation which is versatile and suitable for various uses. It includes a good size party or studio area, kitchenette/utility, shower room and a bedroom which is presently used as a home office.

The property is approached from the Bath Road to a good size driveway, parking and turning area while to the rear there is a good size established garden.

Farmborough is a vibrant village community with two public houses, a popular primary school rated outstanding by Ofsted, village hall, hairdressers and a community shop which is due to open shortly. An existing local shop and petrol station is available at nearby Marksburry and the secondary school catchment area is for Norton Hill at Midsomer Norton.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE CONSERVATORY: 4.16m x 3.10m (13' 7" x 10' 2") Hardwood framed with double glazed windows and double doors to front, solid inner door and side screen leading to

SPACIOUS HALLWAY: 4.76m x 3.30m (15' 7" x 10' 9") to max. Oak flooring, staircase rising to first floor.

CLOAK/WC: Low level wc, pedestal wash hand basin, double obscure glazed window, radiator.

SITTING ROOM: 6.05m x 4.98m (19' 10" x 16' 4") reducing to 4.0m (13' 1") Double glazed window to front aspect and double glazed french doors leading to patio terrace at the rear of the property. Two radiators, stone chimney breast and fireplace with open fire. Wall lights.

SNUG: 3.20m x 3.05m (10' 5" x 10') Fixed pane window to conservatory, oak flooring, radiator.

KITCHEN/DINING ROOM: 6.0m x 3.42m (19' 8" x 11' 2") reducing to 2.19m (7' 2") Double glazed window to front aspect, ceiling mounted downlighters, oak flooring, radiator, door to conservatory. The kitchen is furnished with a range of cream shaker style wall and floor units providing drawer and cupboard storage space with beech block work surfaces and tiled surrounds, inset sink with mixer tap, slot in cooker, plumbing for dishwasher.

CONSERVATORY: 5.05m x 3.0m (16' 6" x 9' 10") uPVC double glazed with opening windows and french doors to patio terrace, tiled floor.

FIRST FLOOR

LANDING: Access to roof space, radiator.

BEDROOM ONE: 4.23m (13' 10") (to max) x 3.58m (11' 8") uPVC double glazed window to rear aspect, radiator.

EN SUITE SHOWER ROOM: Refurbished with a white suite with chrome finished fittings comprising low level wc, pedestal wash hand basin and large walk in shower enclosure with electric independent shower. Double obscure glazed window, heated towel rail.

BEDROOM TWO: 4.15m x 2.83m (13' 7" x 9' 3") Double glazed window to front aspect, radiator.

BEDROOM THREE: 4.14m x 3.0m (13' 6" x 9' 10") uPVC double glazed window to rear aspect, radiator, built in wardrobe with dressing table (included in measurements).

BEDROOM FOUR: 3.0m (9' 10") (to max) x 2.94m (9' 7") uPVC double glazed window to rear aspect, radiator.

FAMILY BATHROOM: 3.42m x 2.82m (11' 2" x 9' 3") Double obscure glazed windows to two aspects, ceiling mounted downlighters, heated towel rail. Modern white suite with chrome finished fittings comprising bath, pedestal wash hand basin, low level wc and walk in shower enclosure with fully tiled walls and Mira shower.

To one side of the barn is a **DETACHED BUILDING** comprising

PARTY/STUDIO ROOM: 4.6m x 4.34m (15' 1" x 14' 2") Exposed timber roof trusses, two radiators, two double glazed velux style windows, uPVC double glazed french doors to garden terrace. The room is suitable for multiple uses including studio office, living accommodation, home cinema room etc.

KITCHENETTE/UTILITY: 2.52m x 2.21m (8' 3" x 7' 3") Terracotta tiled floor, uPVC double glazed door to outside, fitted wall and floor units, plumbing for automatic washing machine, Baxi floor mounted gas fired boiler.

SHOWER ROOM: 2.52m x 1.91m (8' 3" x 6' 3") Fully tiled walls and floor, heated towel rail. White suite with chrome finished fittings comprising low level wc, pedestal wash hand basin with mixer tap and corner shower enclosure with Mira sport shower.

STUDY/BEDROOM: 4.93m x 2.60m (16' 2" x 8' 6") uPVC double glazed door to outside, double glazed velux roof window. Presently used as a home office.

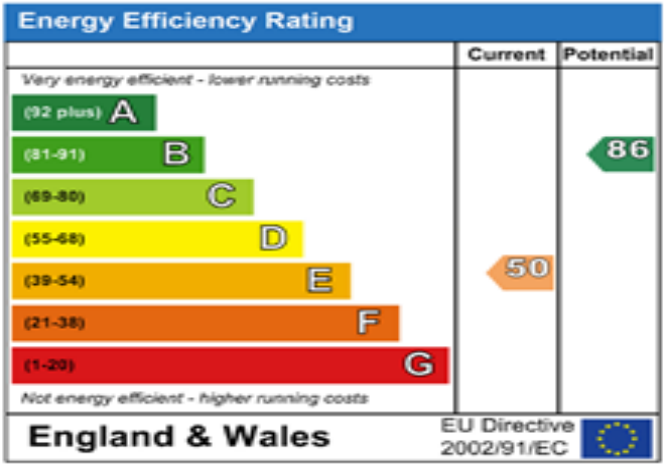
DOUBLE GARAGE: 5.38m x 5.31m (17' 7" x 17' 5") Up and over entrance door, power and light connected.

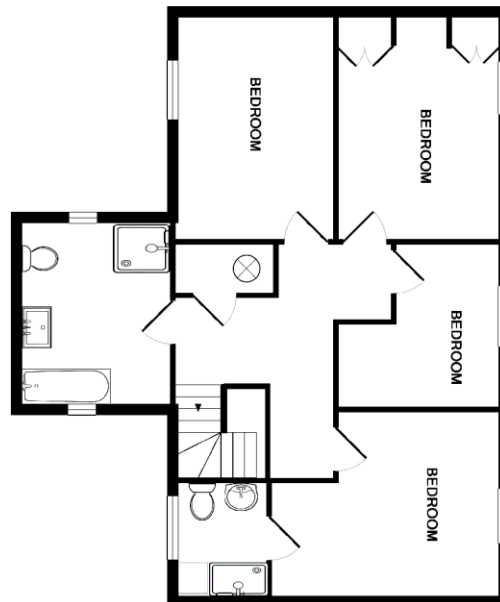
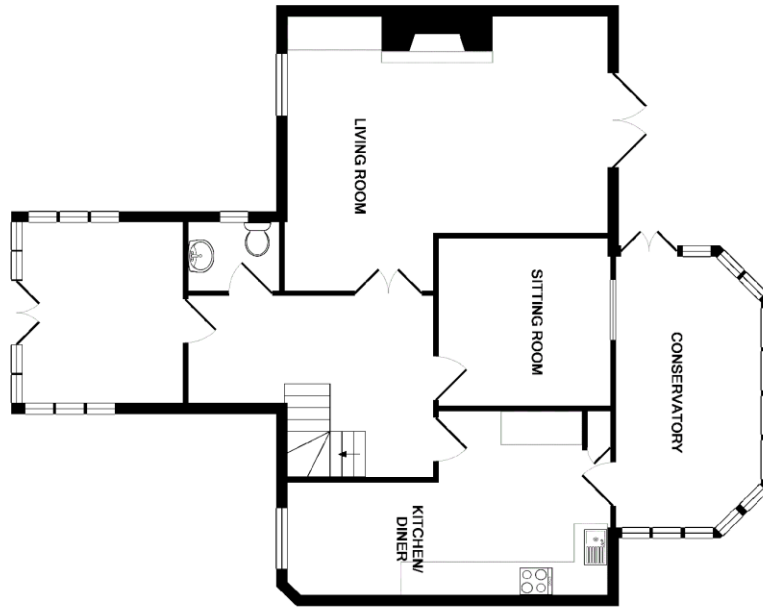
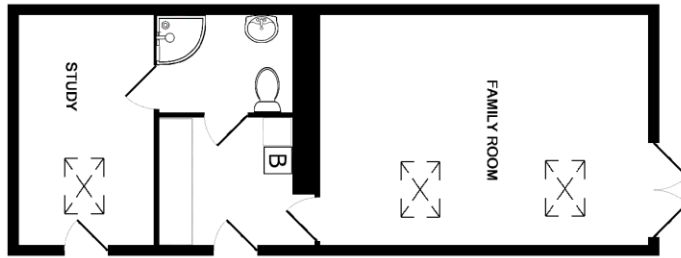
OUTSIDE

The property is approached from Bath Road through a five bar gate to an extensive walled car parking and turning area providing off street parking for numerous vehicles and the approach to the double garage. There is a **LARGE REAR GARDEN** comprising a paved patio terrace immediately adjacent to the barn with a sunken ornamental pond and rockery style borders. Beyond is a lawned garden with screening conifer trees and further stone edge shrub borders. Shallow steps lead to a "hidden" area of garden ideal for cultivation for a vegetable patch or for keeping poultry etc. The top end of the garden also has the benefit of a drop Kerb access to Bath Road which is not presently used but could be utilized for housing a caravan or boat etc.

DIRECTIONS: Travelling on the A39 through the village of Farmborough from the direction of Marksburry passing the turning for Hunstrete Lane on the right hand side and the property will be found on the left recognised by the for sale board, before the left hand turning to The Street.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:
01225 400400 REF UWR1035





GROUND FLOOR
APPROX FLOOR
AREA 1419 SQ.M.
(1527 SQ.FT.)

1ST FLOOR
APPROX FLOOR
AREA 732 SQ.M.
(788 SQ.FT.)

TOTAL APPROX. FLOOR AREA 215.1 SQ.M. (2315 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or operation can be given.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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