



Barton Meade House, Kilmersdon Road, Haydon, Somerset BA3 3QS

£995,000

**COOPER & TANNER**  
THE ART OF AGENCY

A handsome and substantial former farmhouse with far reaching views together with a range of versatile traditional outbuildings set in extensive mature gardens and paddocks and in all totalling about 1.6 acres.

- Grade II listed
- 6 Bedrooms
- 3 Reception rooms
- Farmhouse kitchen with Aga
- Large walled gardens
- Traditional buildings
- Set in about 1.6 acres
- Frome 10 miles – Bath 10 miles

### Viewing

Strictly through Cooper & Tanner on  
01373 455060

## Barton Meade House, Kilmersdon Road, Haydon BA3 3QS

### Description

Set in an elevated position on the outskirts of the village of Haydon, this well-proportioned mid 18<sup>th</sup> century family home offers spacious accommodation, arranged over three floors, with a useful range of traditional buildings that could suit a variety of alternative uses including

annexe/holiday/workshop space. Benefiting from light rooms with high ceilings and period features; including flagstone floors, stone mullion windows, exposed beams and fireplaces. The gardens are a good size and enjoy countryside views.



## The House

Having been tastefully updated to enhance the period features the accommodation is spacious and well appointed. Wooden front door leading into the reception hall with flagstone floors and a fireplace. The drawing room has a bay window with fine views, doors into the garden and a 'Jetmaster' fire inset into a fireplace. The kitchen has a range of wall and floor cabinets, a Belfast sink, 'Aga' and flagstone floors.

The dining room enjoys views over the gardens and has stone mullion windows and a rear staircase to the first floor. There is also a downstairs cloakroom, rear entrance hall and a utility area with access to the gardens and courtyard. On the first floor there are five bedrooms and a family bathroom.

On the second floor there are two further bedrooms and an en suite shower room.



## Outside

Arranged around a courtyard setting the buildings could suit a variety of uses including further accommodation or workshop space.

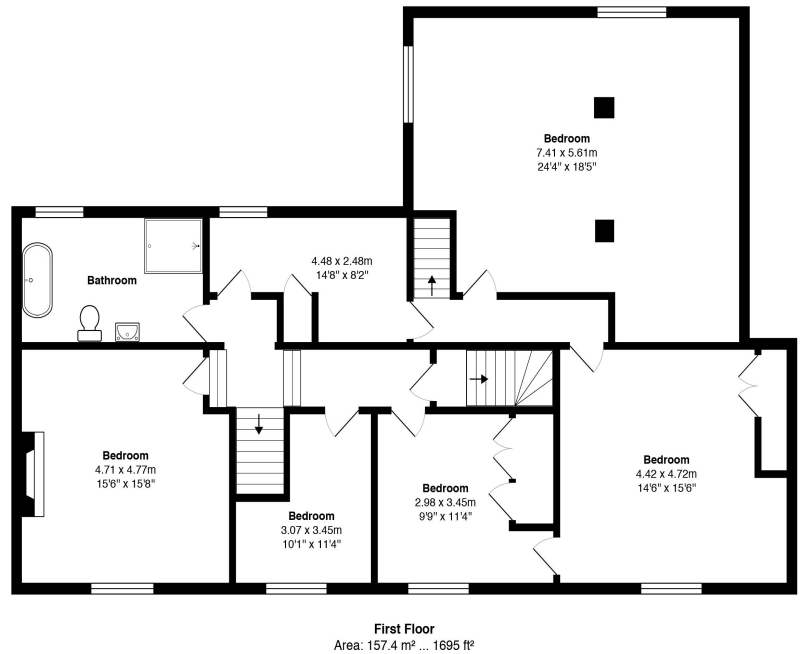
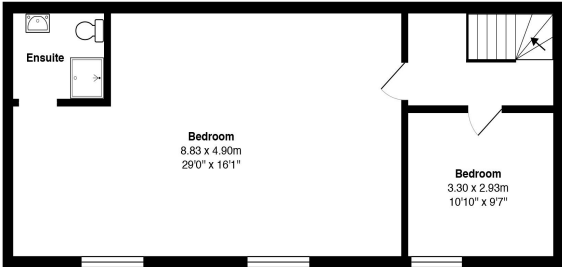
The former cow byre is a stone built barn with exposed beams, power and light and measures 5.44mx17.45m.

There are further outbuildings adjacent to the house and some other buildings/stores within the courtyard. There is ample parking and a car port.

The gardens are well stocked, mature and private and are enclosed by an old stone wall with an open aspect. There is an outside dining area with patio, greenhouse and shrub beds with some fruit trees and lovely level lawns.



# Barton Meade House, Haydon



Approximate gross internal floor area - 386 m<sup>2</sup> / 4,153 ft<sup>2</sup> (excluding Car Port)

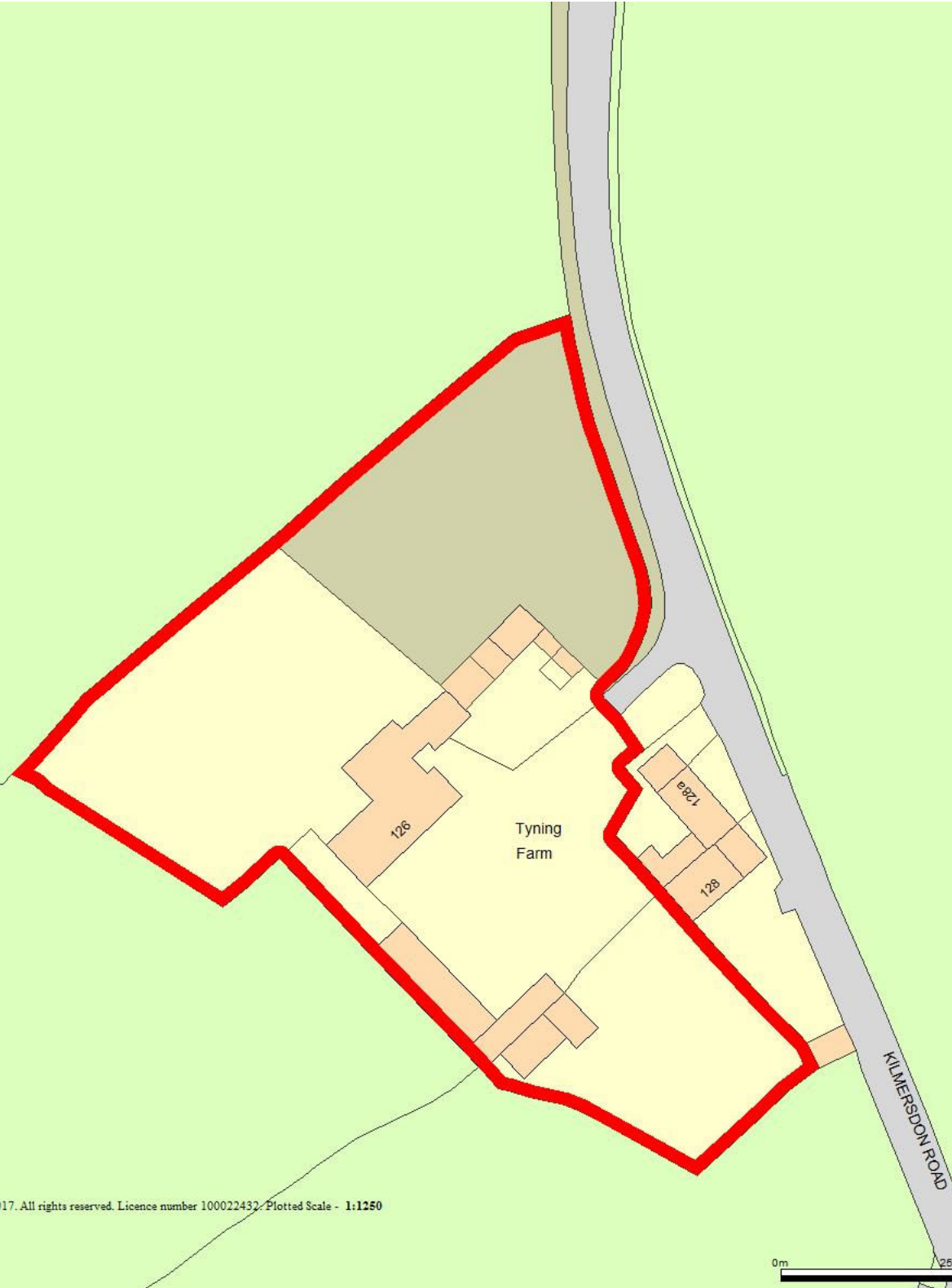
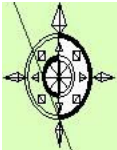
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions.

**IMPORTANT NOTICE:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

## Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





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## Location

Haydon is a small village close to Kilmersdon famous for the nursery rhyme 'Jack & Jill' and was built in the nineteenth century to house miners from the local pit which closed in 1973. Kilmersdon has a village pub the Jolliffe Arms, a church and a primary school. Babington House is about 3 miles away and the World Heritage city of Bath, with its Roman heritage and Georgian architecture, is about 10 miles away. Bath has a variety of cultural, leisure, sports and shopping facilities. There is a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 is approximately 20 miles away. Schooling in the area is good with local primary schools and Writhlington senior school, and nearby independent schools include Downside, All Hallows Preparatory School, Wells Cathedral School and others in Bath.

## Tenure

Freehold.

## Council Tax Band

Band G.

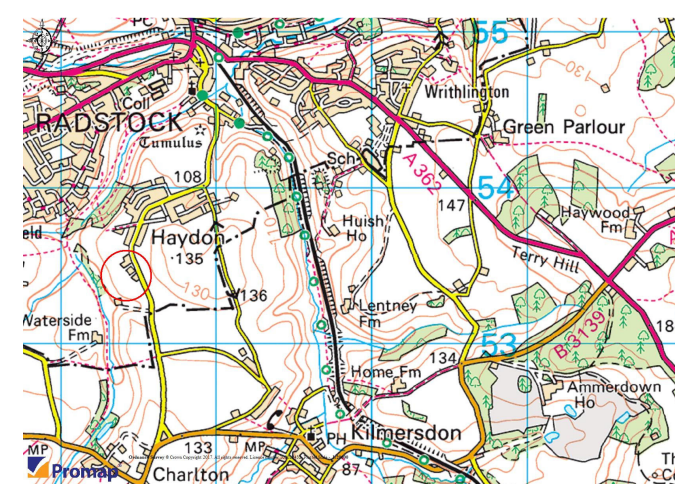
## Services

Drainage, water and electricity are all connected.

## Directions

Take the B3139 through Kilmersdon and up Kilmersdon Hill. Take the second turning on the right into Kilmersdon Road and continue along this lane. Barton Meade House can be found on the left hand side.

MDH 10/07/2017





**6 The Bridge, Frome, Somerset, BA11 1AR**  
**Tel: 01373 455060 E: [frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)**