



Valley View Barn, Tunley Road, Dunkerton, Bath BA2 8BD

£860,000

COOPER & TANNER
THE ART OF AGENCY

Valley View Barn, Tunley Road, Dunkerton, Bath BA2 8BD

Description

Valley View Barn is positioned just 4 miles from the Georgian City of Bath and enjoys the most incredible panoramic views across surrounding countryside. With gardens and a paddock this gives somebody the opportunity to enjoy a

country lifestyle on the edge of the city. Cleverly converted to take full advantage of the surrounding countryside, Valley View Barn enjoys stunning views from almost every room.

- Detached barn conversion
- Gardens and adjoining paddock
- Detached double garage
- Parking
- Triple aspect living room with a wood-burner
- Impressive kitchen/dining room
- Boot room and utility with w.c
- Four bedrooms
- Family bathroom and en-suite
- Stunning views
- Sought after location 4 miles from Bath

Viewing

Strictly through Cooper & Tanner on
01373 455060



The Accommodation

The accommodation consists of: an initial entrance hall with access into the utility/boot room and downstairs cloakroom. The entrance vestibule is an excellent space with a flagstone floor, a door to the West of the barn providing panoramic views and a gravelled staircase leading to the first floor. The living room is triple aspect and therefore very naturally light and is complete with double doors onto the garden, a wood-burning stove and stunning views once again. The kitchen/dining room is very well-appointed and includes a range of wall and base units, a granite worktop, a flagstone floor, a stone range style

cooker/hob and a door to the side of the barn, once again with outstanding views. Double doors lead into the formal dining room which is an extremely light and airy, triple aspect and well-proportioned room with a door to the front of the barn. On the first floor is a light and airy landing with elevated views into the valley and across the surrounding countryside, giving access to the four bedrooms and the family bathroom. The master bedroom is a large, triple aspect room with an en-suite shower room and a fitted wardrobe. The second bedroom is also a generous size double and features exposed 'Apex' beams. The third and fourth bedrooms are both spacious singles.



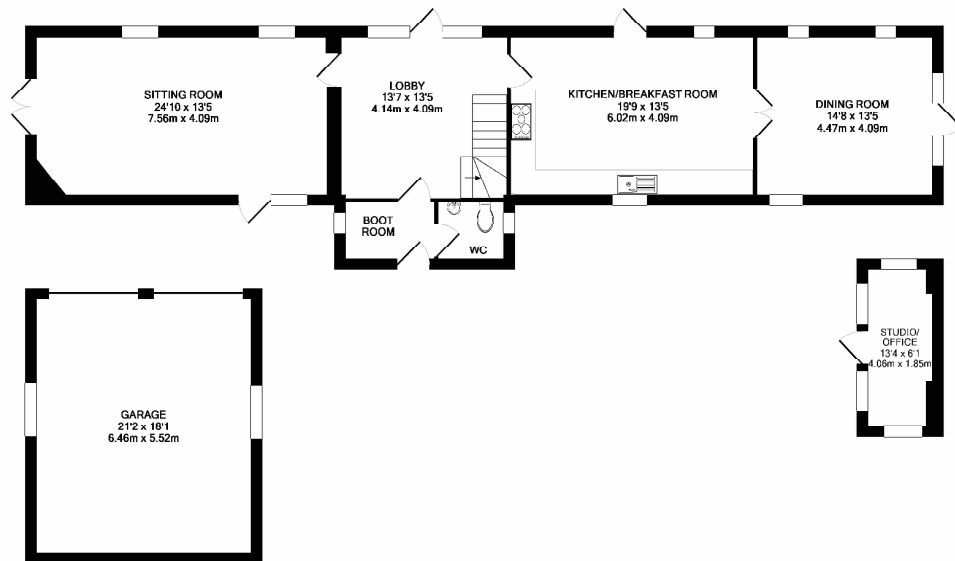
Outside

A five-bar gate opens into a tarmac driveway that sweeps around to the left hand side of Valley View Barn and leads to the detached double garage and parking for several vehicles. The garage was built just 7 years ago and has been finished in natural stone with power, light, electricity and remote control double doors to the front. Off the parking area is a stone outhouse that has great potential and would suit somebody requiring a home office/treatment room. It is complete with power, light and electric and is separate from the main house, great if you are expecting visitors or clients.

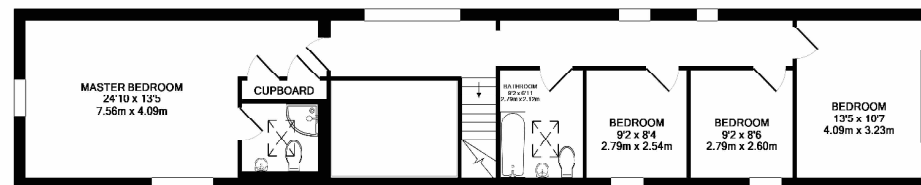
The garden is laid partly to lawn and is decorated with a number of fruit trees. There is a summer house at the most elevated part which takes full advantage of the panoramic views. A five-bar gate leads to a very productive vegetable patch and through to another lawn.

The paddock adjoins the gardens and measures approximately 1.6 acres and features a horse shelter and a small stable, perfect for somebody wanting to keep a pony or smallholding.





GROUND FLOOR
APPROX. FLOOR
AREA 1489 SQ.FT.
(138.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 888 SQ.FT.
(82.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2377 SQ.FT. (220.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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 operation or efficiency can be given.
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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.







Location

The picturesque village of Dunkerton is ideally situated for direct access to the facilities and amenities of Bath via the (A367) by car or bus and offers a wonderful location perfect for walking, running and riding. The nearby city of Bath is a World Heritage City renowned for its Georgian Architecture and Roman Baths. Here there is some of the finest shopping and restaurants to be found outside London. Bath's beautiful setting belies its easy access by road and air from all parts of the country. Bristol International Airport is within 20 miles. The commuter will be pleased to note that Junction 18 of the M4 gives access to London, North Bristol, the Midlands and South West (via the M5). There is a high-speed train service from Bath Spa to London Paddington (taking approximately 90 minutes) Additional amenities nearby include Bath Golf Club, Bath Clinic and the prestigious Combe Grove Manor Country Club with its Golf Course, swimming pools and health suite. Bath offers good schooling with a choice of state or private education.

Tenure

Freehold.

Council Tax Band

Band G.

EPC Rating

Rating C.

Services

Private drainage (septic tank and soakaway), mains water and electricity are all connected. Gas for the range cooker.

Heating

Oil fired central heating.

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