



2 Mill Farm Barn Kelston Bath BA1 9AQ



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Attractive period barn conversion offering well-presented and versatile accommodation with the advantage of an additional separate detached two-bedroom cottage

Study | Sitting room | Kitchen/breakfast room | Dining room | Conservatory | Utility room | Guest WC | Master bedroom | Ensuite shower | 2 further bedrooms | Family bathroom | Detached cottage comprising sitting room, kitchen, 2 bedrooms, shower room | Garage | Workshop | Off-street parking | Walled, level garden |

Situation

Kelston is a small village just 4 miles north-west of Bath with predominantly period homes surrounded by open countryside and farmland. There is a stunning manor house, Kelston Park, the Church of St Nicholas dating from the 13th Century, plus a popular and award winning pub, The Old Crown. The award-winning Bath Soft Cheese Company is also nearby at Park Farm with its café and cheese shop. This popular village has a vibrant and active community with its own website - www.kelstonvillage.co.uk

Kelston Round Hill forms a skyline landmark from all round the Avon Valley between Bath and Bristol and 2 Mill Farm Barn nestles below. Kelston is within a Conservation Area of Outstanding Natural Beauty.

The World Heritage City of Bath provides a full range of amenities to include an excellent selection of restaurants and cultural attractions including the Theatre Royal. In addition, there is a mainline railway station providing direct access to London Paddington in about 90 minutes.

Description

2 Mill Farm Barn is an attractive period barn conversion offering well-presented and versatile accommodation within the main house, as well as the advantage of a separate detached two-bedroom cottage.

The ground floor of the house benefits from a spacious reception hallway, a study and wonderful sitting room overlooking the enclosed garden. The sitting room has an attractive Bath stone fireplace with inset gas fire, beamed ceiling and double doors opening into the conservatory.





Beside the sitting room is a wonderful south facing timber conservatory with stone floor and French doors onto garden.

Spacious dining room with dual aspect, lots of wall mounted storage and a lovely vaulted beamed ceiling, plus a very smart kitchen/breakfast room. Utility room with spaces for washing machine and dryer, wall mounted storage and sink.

Also on the ground floor is the master bedroom suite as well as the study or additional bedroom. There are two further bedrooms and the family bathroom on the first floor.

The house is beautifully presented using both traditional and contemporary finishes including stripped and polished wood, exposed beams and stonework, in addition to the very smart interior.

Across the pretty garden there is a separate cottage with a private garden, a ground floor sitting room and kitchen plus two first floor bedrooms and shower room.

Externally

2 Mill Farm Barn is approached via a large gravel drive enclosed by stone walling with an immaculate front garden. The drive sweeps round to the front of the cottage offering plenty of parking and access to its private garden.

There is also an attached garage and a workshop with power and light.

The pretty walled garden of the main house is laid to lawn with mature shrubs and climbers plus a large terrace adjacent to the reception rooms, offering an easy flow inside and out.

General Information

Bath & North East Somerset Council. Council Tax Bands: Main House - Band F. The Cottage - Band A (50% payable when used as ancillary to the main house).

Mains electricity, water and gas. Private drainage.





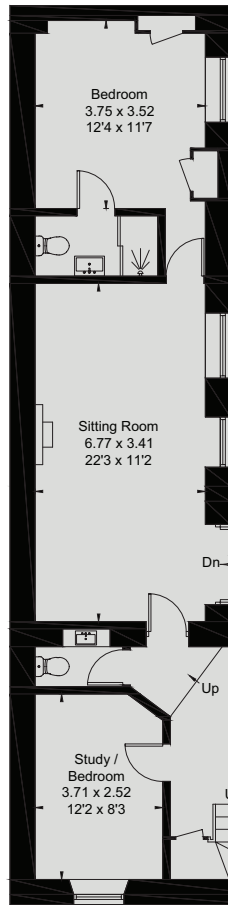
Approximate Area = 164.0 sq m / 1765 sq ft (Excluding Void)

Garage = 14.1 sq m / 152 sq ft

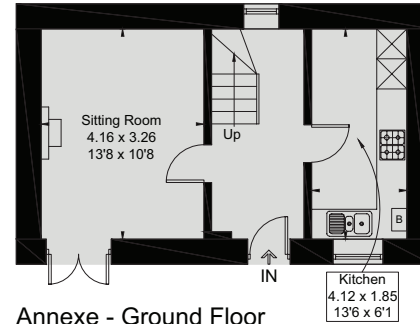
Workshop = 8.2 sq m / 88 sq ft

Annexe = 62.0 sq m / 667 sq ft

Total = 248.3 sq m / 2672 sq ft

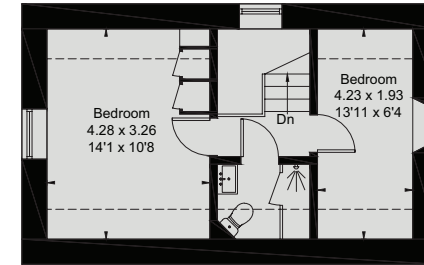


Ground Floor

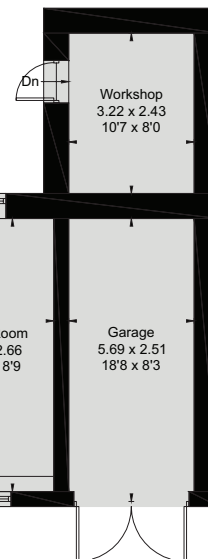


Annexe - Ground Floor

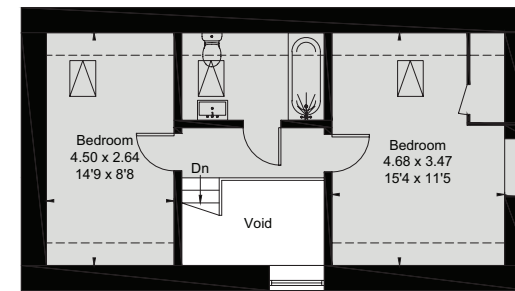
(Not Shown In Actual Location / Orientation)



Annexe - First Floor



= Reduced head height below 1.5m



First Floor

