



Swallows Stall, Shoscombe, Bath BA2 8NQ  
**For Sale** - £795,000



This attractive detached former barn is privately situated in a peaceful rural location and has the security of neighbouring properties. Skilfully converted about twenty five years ago by the owners for their own occupation, the spacious accommodation is well designed to include four bedrooms, two bathrooms and an en-suite shower room. It's about five miles south of Bath and a reasonably short commute for the excellent schools and amenities that the city has to offer.



En-suite Shower Room (Ground Floor)

### Features

Central heating | Double glazed windows | Relaxing views | Gravelled driveway and parking | Gently sloping lawns to the front of the property and sunny terrace and veranda

### Directions

Proceed south from Bath on the A367 until reaching the outskirts of Peasedown St. John. Continue along the bypass, passing the Mercedes showroom, and then turn left after the roundabout signposted to Shoscombe. Take the first turning left and continue along the lane and down the hill (don't turn left at Shoscombe signpost at the top of the hill). At the crossroads, turn right opposite the signpost to Shoscombe Primary School. At the end of this private tree-lined road, Swallows Stall will be seen on the left.

### Video tour

<https://youtu.be/ZyhNrDYew4M>

### Tenure

Freehold



**Arrange a viewing**

**01225 443322**

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## Ground Floor

Floor area 81.6 m<sup>2</sup> (878 sq.ft.)



## First Floor

Floor area 66.6 m<sup>2</sup> (717 sq.ft.)

**TOTAL: 148.2 m<sup>2</sup> (1,595 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Kitchen



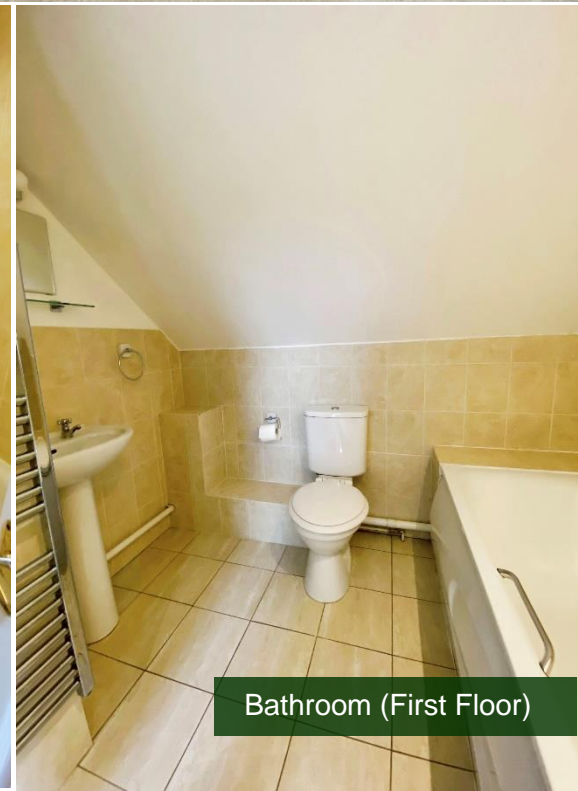
Bedroom 1 (Ground Floor)



Bedroom 4 (Ground Floor)



Bathroom (Ground Floor)



Bathroom (First Floor)



Bedroom 2 (First Floor)



Bedroom 3 (First Floor)



Rear view



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