



Willow Barn, Priston, Bath, BA2 9EB

Guide Price £975,000

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Quote Reference NF0664 To Arrange Your Viewing

Nestled in the heart of a picturesque rural village near a vibrant city, Willow Barn, a charming five-bedroom link-detached home that exudes style and character. A former barn, converted in 1990 and later extended by the present owners and occupying 0.65 of an acre of grounds. Here you will find, space, charm, modern comforts and the opportunity to revel in the country lifestyle. A sanctuary for a growing family or professionals wanting privacy yet staying on touch of the local cities of Bath & Bristol. The village offers a lively social life with a 12th-century church, village hall, and volunteer-run café. Take leisurely walks through the beautiful countryside from your doorstep and embrace the perfect blend of history and contemporary living. The peaceful ambiance of the village provides a retreat from city life, while still allowing easy access to urban amenities and scenic walking trails.





Entrance Hall

Wooden door to the front aspect, stairs to the first floor, telephone point, oak floor with underfloor heating. There is a cupboard housing the floor mounted boiler, pressure water tank, underfloor heating control and shelving.

WC

1.82m x 0.88m (5'11" x 2'10")

Obscure triple glazed window to the side aspect, chrome towel radiator, tiled flooring and a two piece suite comprising of a pedestal wash hand basin and a low level WC.

Kitchen/Breakfast Room

5.81m x 3.35m (19'0" x 10'11")

Stable door and three triple glazed windows to the side aspects, recessed spot lights, a bespoke range of wall and base units made of oak with granite work surfaces and a stainless steel sink with a mixer tap over. There is a range of integral appliances including twin Neff ovens, warming draw, eight ring induction hob with extractor hood over, dishwasher and space for a fridge/freezer. There is also a telephone point and limestone tile flooring with under floor heating.





Utility Room

3.36m x 2.01m (11'0" x 6'7")

Triple glazed window and wooden door to the side aspects, loft hatch, consumer unit, bespoke wall and base units made of oak with granite work surfaces, stainless steel sink unit with mixer tap over, spaces for a washing machine and tumble dryer. Finished with limestone tiled flooring with under floor heating.

Living Room

6.31m x 4.07m (20'8" x 13'4")

A triple glazed arched full sized window to the front aspect, opening to the garden room, three wall lights, an inglenook fire place with a wooden beam, stone hearth and an inset log burner, oak flooring with underfloor heating.

Garden Room

4.39m x 4.15m (14'4" x 13'7")

Double glazed bi-folding doors to the rear aspect with triple glazed windows to the side aspects,



Study

4.71m x 2.92m (15'5" x 9'6")

Triple glazed arched full size window to the front aspect, recessed spot lights, exposed wooden beams, television aerial, oak flooring with under floor heating.

Bedroom/Snug

4.63m x 3.27m (15'2" x 10'8")

Triple glazed door to the rear aspect, triple glazed window to the side aspect, television aerial and oak flooring with under floor heating.

Landing

Triple glazed arch windows to the front aspect, smoke alarm, recessed spot lights and a storage cupboard with shelving.



Bedroom One

5.6m x 4.7m (18'4" x 15'5")

Two double glazed skylight windows to the rear aspect with a triple glazed window to the side aspect, fitted four door wardrobes and a radiator.

En-Suite

2.29m x 2.25m (7'6" x 7'4")

Double glazed skylight window to the front aspect, extractor fan, recessed spot lights, tiled walls and flooring with a white towel radiator. There is a three piece suite comprising a walk-in shower cubicle with mixer shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Bedroom Two

6.22m x 4.11m (20'4" x 13'5")

Triple glazed vaulted windows to the rear aspect with four double glazed skylight windows to the side aspects, vaulted ceiling with painted





Bedroom Three

4.1m x 3.72m (13'5" x 12'2")

Triple glazed window to the side aspect, double glazed skylight to the rear aspect, loft hatch with pull down ladder, partial boarding and light, large storage cupboard and a radiator.

Bedroom Four

3.13m x 2.82m (10'3" x 9'3")

Triple glazed window to the side aspect, double glazed skylight window to the front aspect and a radiator.

Bathroom

2.59m x 2.5m max (8'5" x 8'2")

Double glazed skylight to the front aspect, recessed spot lights, tiled walls and flooring with a matt black vertical radiator. There is a four piece suite comprising of a Bath, walk in shower cubicle with mixer shower over, floating vanity unit with a circular wash hand basin and a low level WC with a hidden cistern.



Rear Garden

The gardens extend to around 0.65 of an acre and back onto open fields to one side. They are enclosed by a stone wall, wooden gate, hedge and agricultural fence behind trees. The immediate area is a spacious patio perfect for outdoor eating, leading onto a level lawn which has a range of fruit trees towards the end including several varieties of apple, pear and plum. To the side is a stone built log and coal store. As you ascend the garden there is woodland, a fenced chicken coup, with wooden shed measuring 3.07m x 2.98m with power, light and water supply. Along the wooden area are two further areas of power supplies. There is a tree house and pathways leading to the lower section. There is a water tap, outside lights and power sockets.

Front Garden

The front garden has a stone wall with deep filled planted borders with flowers, shrubs, and an outside light.



Driveway

Laid to Cerny stone and provides parking for four cars and includes an EV charging point.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

