



2 Mill Farm Barn , Kelston, BA1 9AQ  
Guide price £1,200,000









# 2 Mill Farm Barn , Kelston, BA1 9AQ

Kelston is a charming village located just four miles northwest of Bath, characterised by its predominantly period homes and picturesque countryside surroundings. The village is home to the stunning Kelston Park manor house, the historic 13th-century Church of St Nicholas, and the award-winning pub, The Old Crown. Nearby, Park Farm is home to the renowned Bath Soft Cheese Company, which boasts a café and cheese shop.

Kelston has a thriving and active community, with its own dedicated website. A notable local landmark, Kelston Round Hill, dominates the skyline across the Avon Valley between Bath and Bristol, with 2 Mill Farm Barn nestled below. The village lies within a designated Conservation Area of Outstanding Natural Beauty.

The nearby World Heritage City of Bath offers a comprehensive range of amenities, including an excellent selection of restaurants and cultural attractions such as the Theatre Royal. Bath also benefits from a mainline railway station, providing direct services to London Paddington in approximately 90 minutes.

2 Mill Farm Barn is a charming period barn conversion that offers beautifully presented and versatile living space in the main house, along with the added benefit of a separate detached two-bedroom cottage.

## Main House

The ground floor features a spacious reception hallway, a study, and a delightful sitting room that overlooks the enclosed garden. This inviting space boasts an attractive Bath stone fireplace with an inset gas fire, a beamed ceiling, and double doors leading into a stunning south-facing timber conservatory. The conservatory, with its stone flooring and French doors, opens onto the garden, creating a seamless indoor-outdoor connection.

The ground floor also offers a spacious dining room, bathed in natural light from its dual aspect windows. It features extensive wall-mounted storage and a striking vaulted, beamed ceiling. The smartly designed kitchen/breakfast room complements this space perfectly. A well-equipped utility room provides additional practicality, offering space for a washing machine and dryer, ample storage, and a sink.

Also on the ground floor is the elegant master bedroom suite, as well as a study, which could serve as an additional bedroom if needed. Upstairs, two further bedrooms and a stylish family bathroom complete the accommodation.

The house is beautifully presented, combining traditional and contemporary elements. Polished wood floors, exposed beams, and stonework enhance its character, while a refined interior design adds a modern touch.

## The Cottage

Across the picturesque garden lies a separate two-bedroom cottage, offering its own private garden. The ground floor features a cozy sitting room and a well-appointed kitchen, while upstairs, two bedrooms and a shower room provide comfortable accommodation.

## Exterior & Location

2 Mill Farm Barn is approached via a sweeping gravel driveway, enclosed by stone walling and an immaculate front garden. The driveway leads to the front of the cottage, providing ample parking and access to its private garden. An attached garage and a workshop with power and lighting add further convenience.

The main house enjoys a beautiful walled garden, laid to lawn and adorned with mature shrubs and climbers. A spacious terrace, positioned adjacent to the reception rooms, offers an ideal setting for outdoor entertaining and relaxation.

## General Information

Bath & Northeast Somerset Council. Council Tax Band: 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.

EPC Rating: C

Guide price £1,200,000





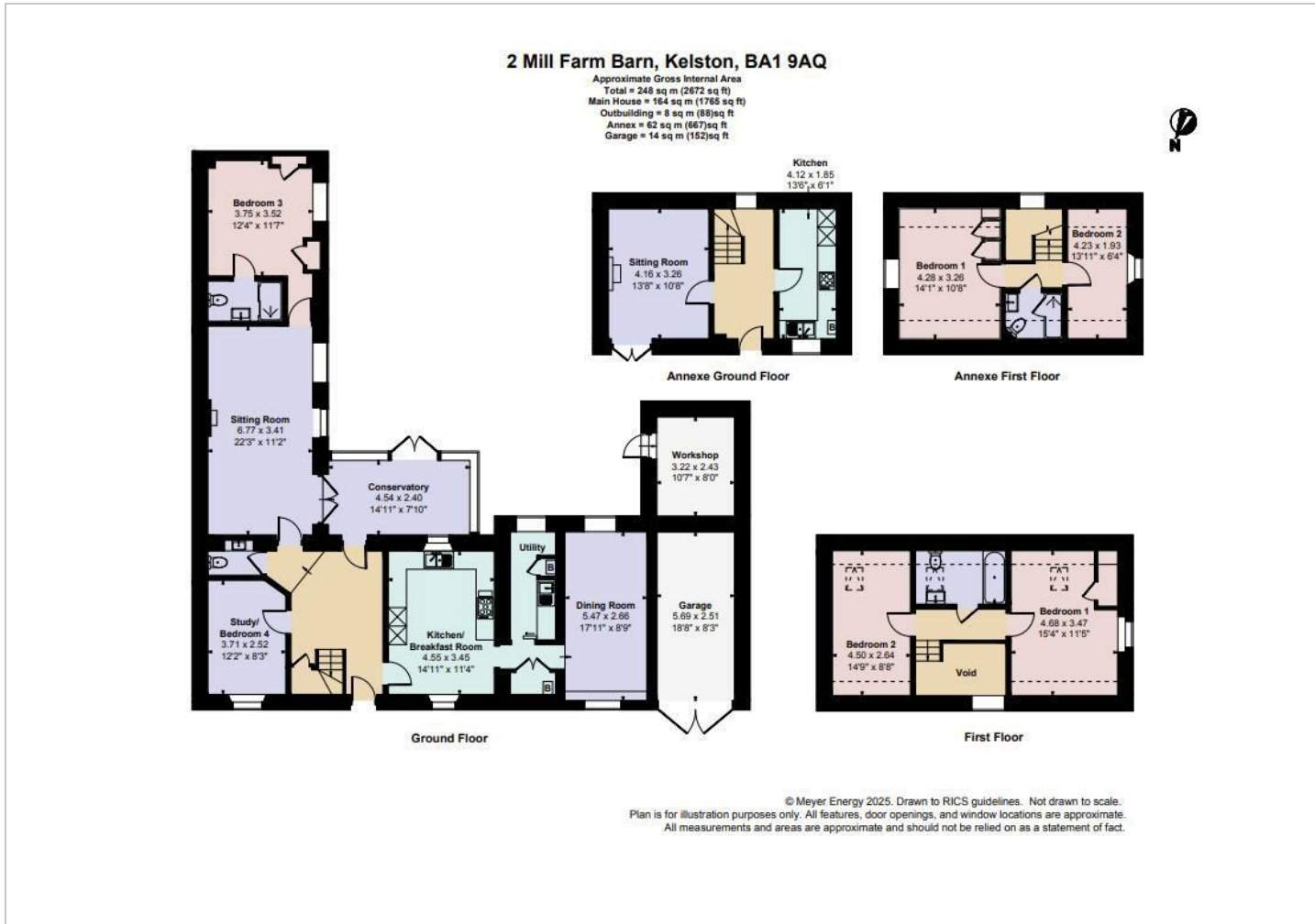








## Floor Plans



## Viewing

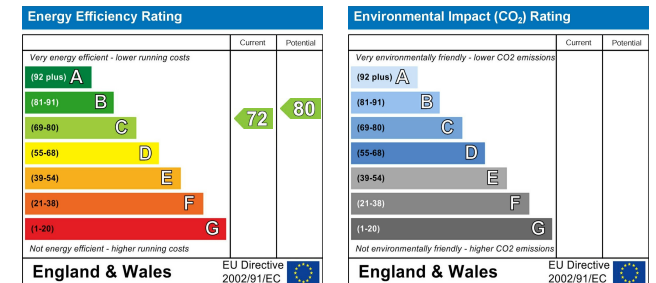
Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



Rivendell Estates Frome Business Park, Manor Road, Somerset, BA11 4FN  
 Tel: 01373 489 888 Email: info@rivendell-estates.co.uk <https://www.rivendell-estates.co.uk>