

The Three Arches, Bodden, Somerset

A well presented Grade II listed four bedroom detached barn conversion, with outbuildings and land; in a peaceful rural position.

Accommodation

Ground Floor Entrance hall | Living room/family room | Kitchen/dining room
Principal bedroom en suite shower room | 3 double bedrooms | Family bathroom
Utility/pantry | Cloakroom

First Floor Office/studio

Gardens, Grounds & Outbuildings Boot/laundry room | Potting shed | Garage | Workshop
Store

Proposed Dwelling Office/studio | Shower room | Open plan kitchen/dining/living room
2 double bedrooms | Bathroom | Log store | Storage

Lot 1 In all approximately 2.42 acres

Lot 2 In all approximately 9.59 acres, available by separate negotiation

Distances

Bruton 7.5 miles, Babington House 8 miles, Wells 8 miles, Frome 10.5 miles,
Central Bath 18 miles, Central Bristol 20 miles (all distances are approximate)

Situation

The Three Arches is located in the rural hamlet of Bodden, to the south of Bath. The market town of Shepton Mallet is close by which offers a good selection of day to day amenities, and the popular outlet Kilver Court. Also nearby is the market town of Frome, and the cities of Bath and Wells, which offer a fantastic selection of shops, cafes, pubs, restaurants and cultural attractions. Babington House, Hotel and Private Members Club also provides a wonderful countryside retreat.



Communications in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury, Warminster and Castle Cary stations all provide regular rail services to London Paddington and London Waterloo.

There are good local schools in the area to include All Hallows, Downside, Wells Cathedral School, Lumiar Stowford, Sexey's, and Millfield; in addition to those in Bath and further afield.

The House

The barn was converted in 2010, it was transformed from part of a Grade II listed farm into a comfortable family home. The property offers great modern family living space with primarily lateral accommodation. The current owner was the director of joinery company so there is bespoke carpentry throughout house, including the kitchen.

There is a spacious open plan kitchen/dining room with central island, granite countertops, and hand-built oak units. There is an oil fired AGA, underfloor heating and French doors which open out to the courtyard. To the right of this room is the utility room and cloakroom.

Beyond this is the family room, with a beautiful cast iron spiral staircase leading up to the office/studio, which is situated on the first floor. There is also separate access via steps at the front of the barn which means that this versatile room can be used independently.

From here is the dual aspect living room, with French doors leading to the courtyard and a door to the garden.

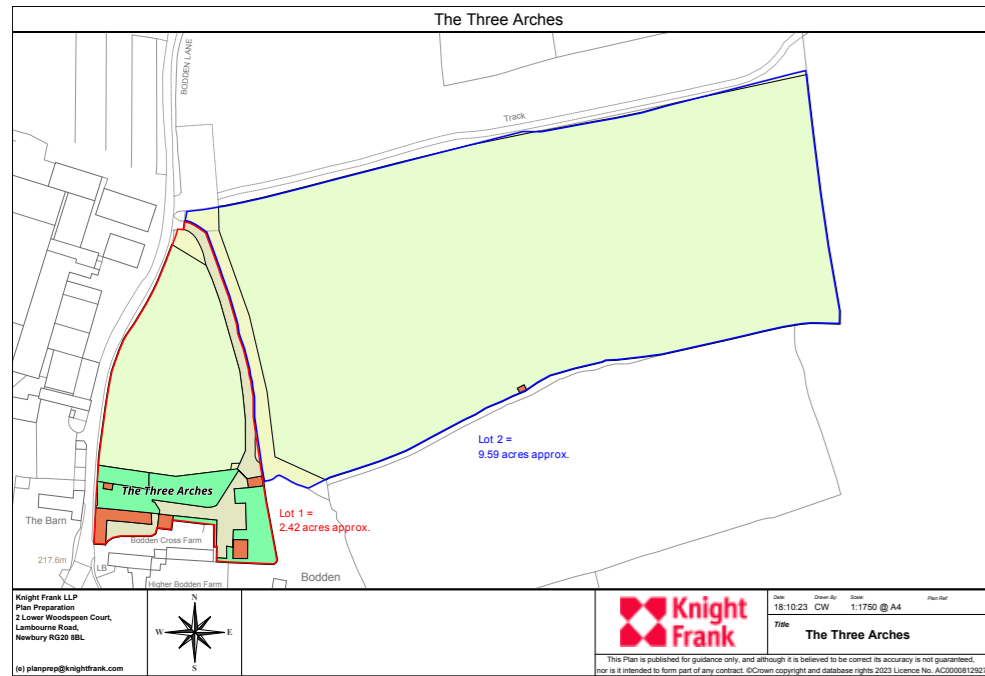
There is then the principal bedroom with en suite wet room, three spacious double bedrooms with views of the private courtyard through arched windows; and the family bathroom with a large cast bath.

Outbuildings & Proposed Dwelling

The property benefits from a good selection of outbuildings comprising boot/laundry room with built in cupboards and hidden compartment, potting shed, stone store, garage and a workshop.

The spacious workshop with lean to area and store and the garage both benefit from full planning permission (2018/2861/FUL) which is in perpetuity, for a detached dwelling and ancillary office/studio. The proposed plans comprise office/studio with shower room, open plan kitchen/dining/living room, two double bedrooms, bathroom, log store and storage room. Both of which would be fantastic additions to the property!





Gardens and Grounds

The property is approached over a cattle grid onto a long private driveway up to the barn, where there is plentiful parking for a number of vehicles.

There is a large entertaining paved courtyard to the rear of the barn, and lawns to the front of the barn.

Beyond the gardens to the left hand side of the driveway is a paddock with vehicular access. There is also a further 9.59 acres to the left hand side of the driveway which is available by separate negotiation but not independently to Lot 1. This field is under a reforestation project and there is an agreement with the forestry funding body that will support the growth of the forest.

Directions (Postcode BA4 4PU)

Leave Bath City southwards on the Wellsway travelling past Peasedown St John and Radstock. Take the 2nd exit at the next two roundabouts and continue on the Fosseyway for just under 5 miles. Turn left onto Long Hill/A37 and after just under 1 mile turn left onto Yellingmill Lane. Turn left onto Bolters Lane, and then turn right onto Bodden Lane. You will find The Three Arches on your left (opposite the farm), with the driveway accessed over the cattle grid.

What Three Words: ///hasten.ferrets.pods

Property information

Services: Mains water and electricity. Private drainage (septic tank). Oil fired central heating. Internet service: EE, with a 4G router providing a consistent upload/download speed of approximately 30Mbps.

Method of Sale: We are advised that the property is Freehold.

Guide Price: £995,000

Local Authority: Mendip District Council - somerset.gov.uk

Council Tax: Band G

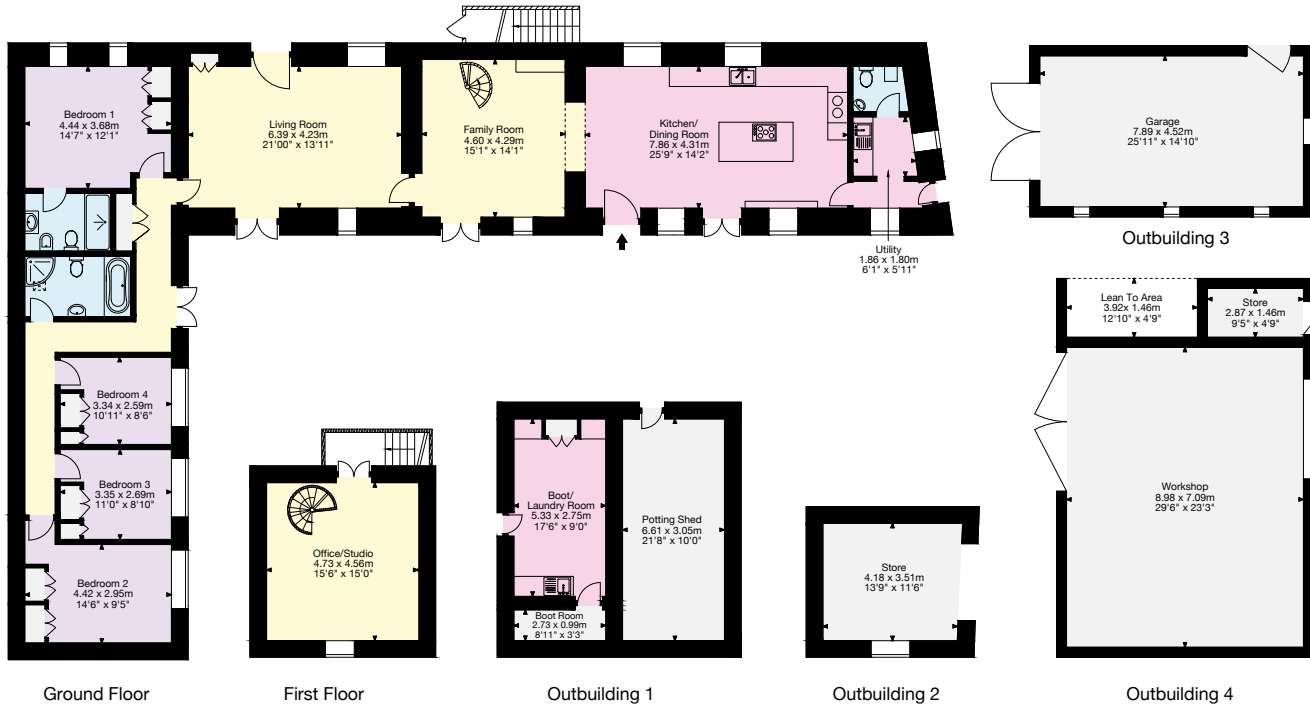
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Viewing: Strictly by prior appointment with the Knight Frank, LLP

The Three Arches

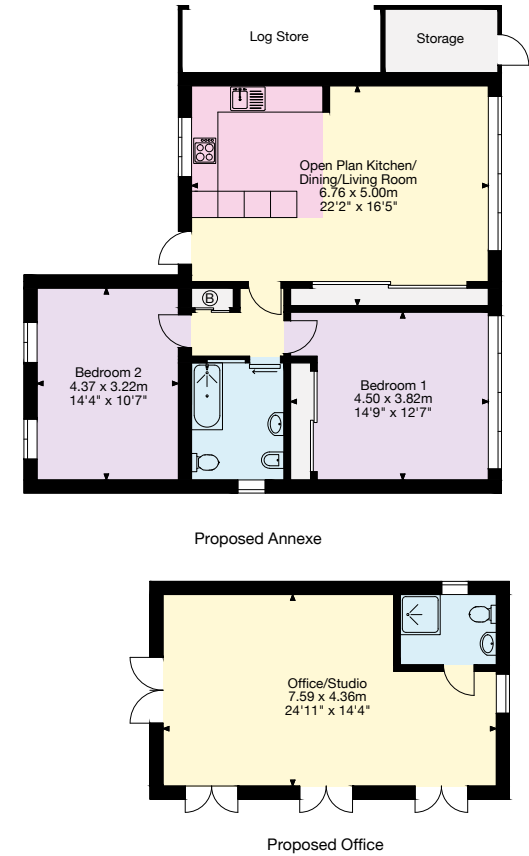
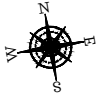
Main House = 193 sq m / 2,073 sq ft
 Outbuildings = 160 sq m / 1,728 sq ft
 Total Area = 353 sq m / 3,801 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Proposed Dwelling

Proposed Office = 33 sq m / 355 sq ft
 Proposed Annexe = 81 sq m / 872 sq ft
 Total Area = 114 sq m / 1,227 sq ft



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