

The Old Barn

Lipyeate, Somerset



A handsome Grade II listed three bedroom barn conversion, in a wonderful semi-rural setting.

Babington House 3 miles, Mells 4 miles, Frome 7.5 miles, Wells 11 miles, Bruton 12.5 miles, Bath 12.5 mile
(All distances are approximate)



3



2



3

Summary of accommodation

Main House

Ground floor: Entrance hall | Living room | Dining room | Conservatory | Kitchen/breakfast room
Utility room | Cloakroom

First floor: Principal bedroom suite | Large double bedroom | Double bedroom | Laundry room | Bathroom

Outside

Gardens | Paddock | Double carport | Garage | Workshop | Parking

In all approximately 1.31 acres



Situation

(Distances and times are approximate)



The property is positioned between the villages of Coleford and Holcombe, to the south of Bath. Holcombe offers the highly regarded Holcombe Inn and the Holcombe Farm Shop & Kitchen, whilst Coleford is within walking distance and offers a Co-op, doctors surgery, pharmacy and pub.

The village of Mells is a few miles away with the award-winning Mells café, shop & Post Office is just across the road, and it is a short walk to The Talbot Inn, and The Walled Garden. The popular market town of Frome, and the cities of Wells and Bath are within easy reach, offering a wider range of amenities. Babington House, The Hauser & Wirth gallery in Bruton and The Newt in Somerset are all within easy reach.



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 an excellent selection of schools in the area to include All Hallows, Downside, Wells Cathedral School, Millfield; in addition to those in Bruton, Bath and Bristol.

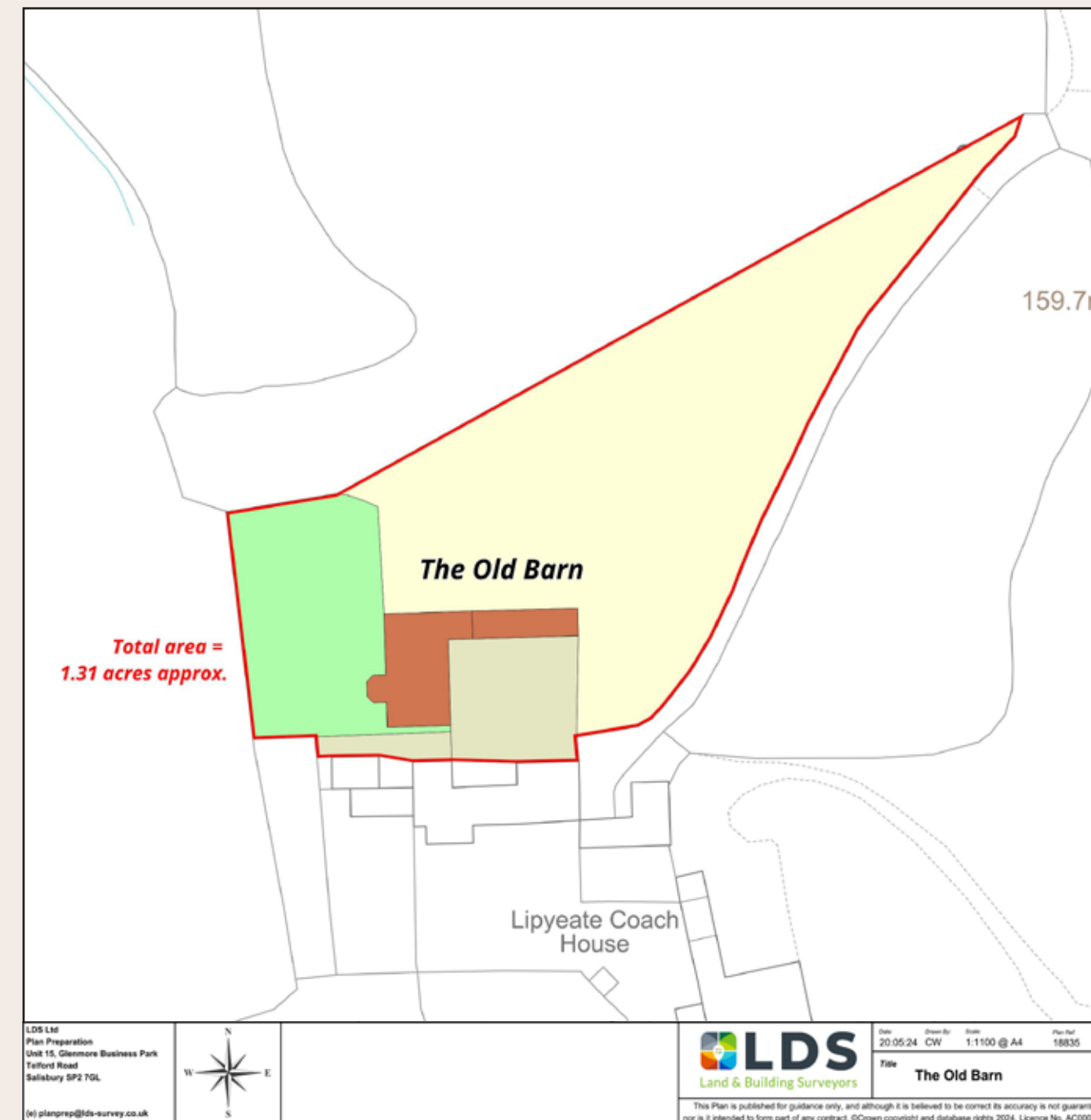


The House

The Old Barn offers incredibly spacious accommodation arranged over two floors, which is presented in good order throughout. The property is over 150 years old and was converted by the current owner so it has never been available for sale; making it a unique opportunity!

From the porch you enter the light and airy double height entrance hall with central staircase. To the left is the living room with feature fireplace and wood burner, and to the right is the dining room with great views of the gardens. From here is the kitchen/breakfast room with traditional farmhouse style wooden units and an AGA. Also on this floor is the conservatory which overlooks the rear garden and countryside beyond, the utility room and a cloakroom.

On the first floor is the impressive principle bedroom suite with bedroom, dressing room an en suite bathroom. From here is another spacious double bedroom, a further double bedroom, the bathroom and a walk-in laundry room.



Gardens and Grounds

The property is approached onto a shared driveway, leading to a private driveway where there is plentiful parking in addition to the double carport and garage. This outbuilding also comprises a workshop/studio.

There are beautiful mature gardens, mainly laid to level lawn with shrubs, seasonal flowering plants, hedging and trees.

There is also a greenhouse, and a paddock featuring an historic pump and wonderful walnut tree.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that there is mains water, electricity, and drainage. Oil fired central heating.

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

Council Tax: Band G

Postcode: Band G

What Three Words: ///messaging.amicably.embellish

Offers In Excess Of: £1,000,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

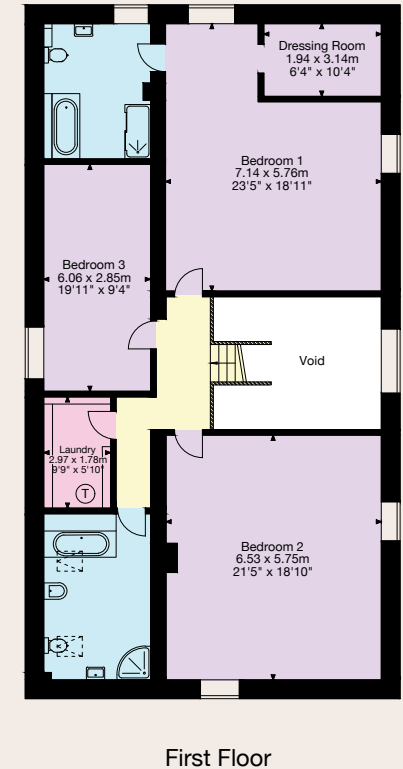
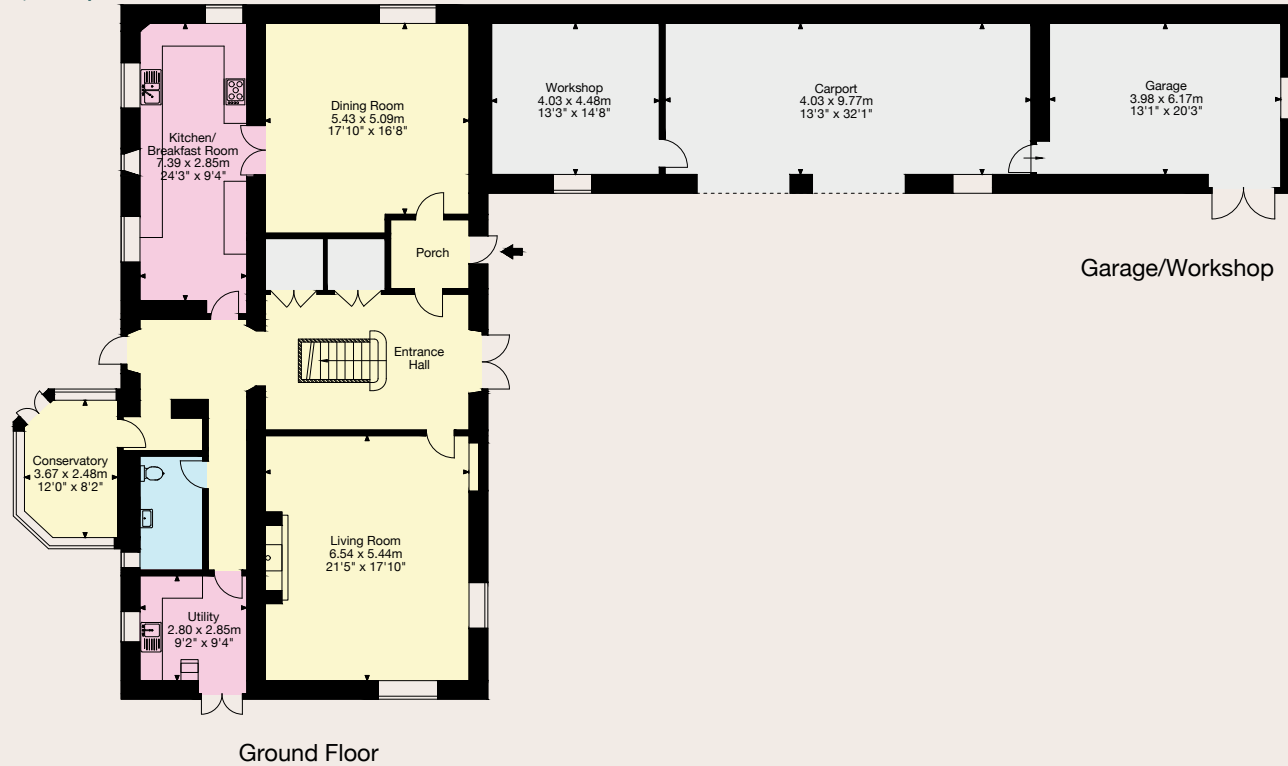
Approximate Gross Internal Floor Area

Main House = 305.6 sq.m / 3,289 sq.ft (excl. Void)

Garage and Workshop = 43.1 sq.m / 464 sq.ft (excl. Carport)

Total Area = 348.7 sq.m / 3,753 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.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated May 2024.

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