



Fairfield Barn, Atworth, Wiltshire



# An attractive five bedroom Grade II listed barn conversion, in a rural position on the edge of the village of Atworth.

## Summary of accommodation

**Ground floor** Dining hall | Living room | Kitchen | Breakfast/family room  
Double bedroom en suite shower room | Boot room | Utility room | Cloakroom

**First floor** Principal bedroom en suite bathroom | Double bedroom | Shower room

**Second floor** Double bedroom | Office

**Gardens, grounds and outbuildings** Courtyard | Landscaped gardens | Orchard

In all approximately 0.74 of an acre

## Distances

Melksham 2.5 miles, Bradford-on-Avon 4 miles, Bath 9 miles (All distances are approximate).

## Situation

Atworth is a highly sought-after village dating back to Roman times. Today it offers rural living combined with excellent facilities including the church, chapel, village hall, an outstanding nursery, acclaimed child-minders and a favoured primary school. There's a park, playground, football pitch and village tennis courts. Lowden Garden Centre, Farm shop and Café are within walking distance, as are a late-opening garage and grocery shop, and the friendly White Hart pub and restaurant. There are excellent sports facilities a short walk away at the exclusive private Stonar School.

Car and bus links are exceptional as the village stands on the A365 between Box and Melksham. The highly-rated St Laurence Secondary School in Bradford-on-Avon runs a free daily bus for Atworth pupils. Chippenham, Bath, and Bristol are in easy reach and there is a quick route through the lanes to reach the M4. There's good parking at the rail stations in Melksham and Bradford-on- Avon.





## The House

Dating back to 1796 Fairfield Barn is wonderful example of a thoughtfully designed barn conversion. When you enter the property you really do get that 'wow' factor, and the property offers beautifully presented accommodation throughout, with charming period features.

On the ground floor you have the fabulous dining hall which spans the depth of the barn with a woodburner and arched double doors at each end, allowing a wealth of light to flood in. From here is the living room with Jetmaster, the kitchen with feature pink AGA, and the breakfast/family room with doors leading out to a courtyard dining area. There is also a double bedroom with en suite shower room, boot room, utility room and cloakroom on this floor.

On the first floor is the principal bedroom with stairs leading up to the en suite bathroom, and two double bedrooms.

On the second floor is a galleried landing with office, and a further double bedroom.





## Property information

**Services** Mains water and electricity. Private drainage (shared pumping station owned and maintained by Wessex Water). Gas fired central heating.

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

**Local Authority Wiltshire Council - [wiltshire.gov.uk](http://wiltshire.gov.uk)**

### Council Tax Band F

**Guide price £1,500,000**

**Viewings** Strictly by prior appointment with the Knight Frank, LLP



## Gardens, Grounds & Outbuildings

The property is approached via a driveway shared with two other barn conversions, onto a private driveway where there is plentiful parking in addition to the double carport.

The gardens are a superb feature, comprising level lawns with a plethora of beautiful plants and shrubs, various seating areas, a topiary garden and a small orchard.

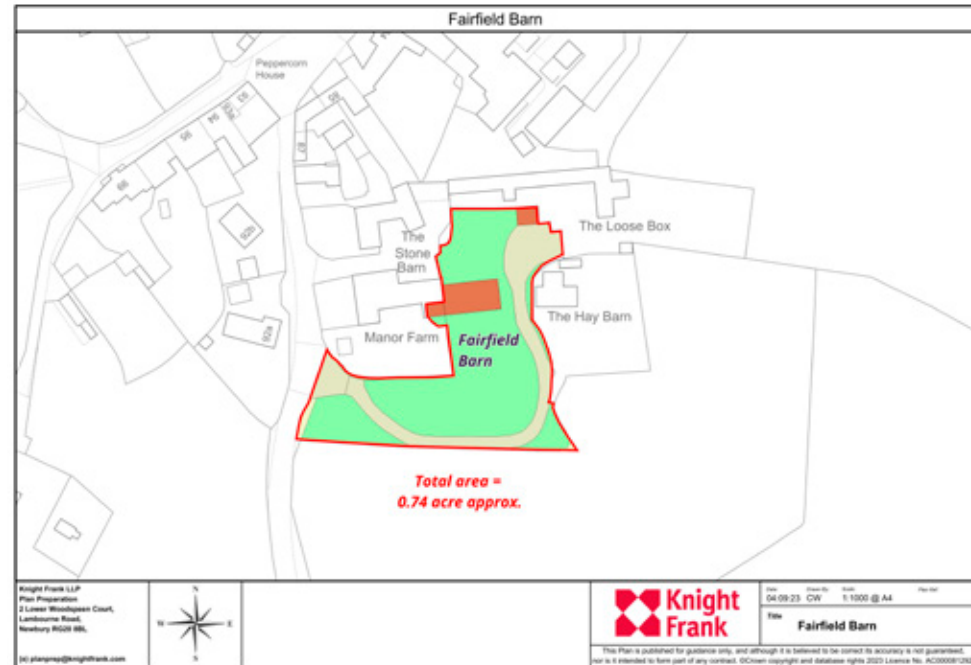
There is a greenhouse, a 'posh' shed and an adorable children's Wendy house.

### Directions (Postcode SN12 8HZ)

Leave Bath on the A4 heading east. Turn right at the large roundabout, following the signs towards Box. At the traffic lights in Box, bear right onto the A365 towards Atworth. Turn right onto Bradford Road and continue through the village. Bear left where the road narrows and take the second driveway on your left. You will find Fairfield Barn on your left hand side.

## What Three Words

///refrain.twinkling.iterative





## Approximate Gross Internal Floor Area

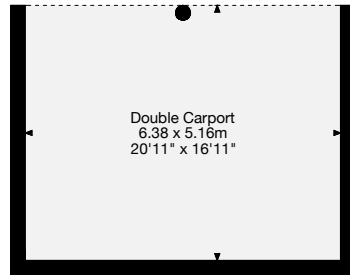
Main House: 288 sq m / 3,100 sq ft

Carport: 32 sq m / 344 sq ft

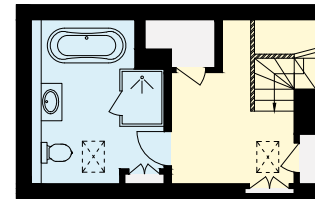
Outbuildings: 12 sq m / 129 sq ft

Total Area: 323 sq m / 3,573 sq ft

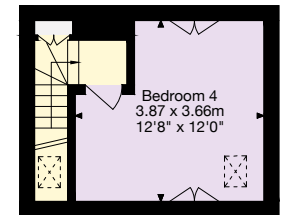
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



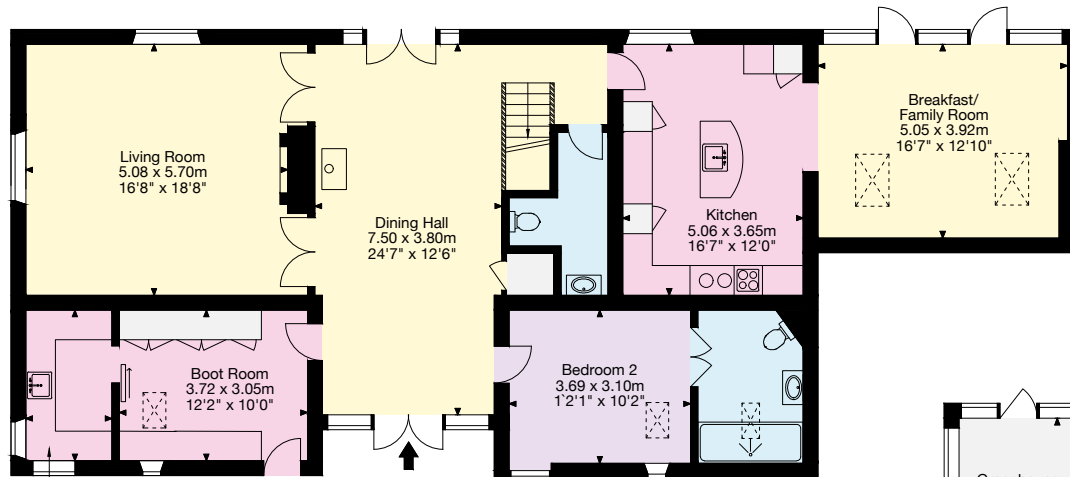
Carport



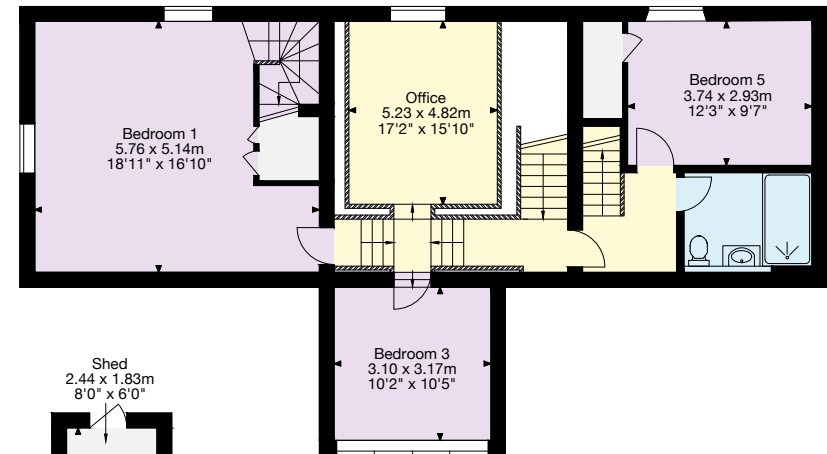
Second Floor



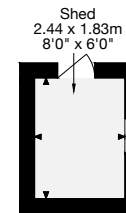
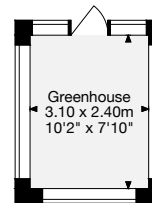
Second Floor



Ground Floor



First Floor



Outbuildings

Knight Frank Bath

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Francesca Leighton-Scott

01225 325 994

[Francesca.Leighton-Scott@knightfrank.com](mailto:Francesca.Leighton-Scott@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated [September 2023]. Photographs and videos dated [September 2023].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.