



SWALLOWS BARN & LAND AT CLEARBROOK FARM

Midford, Bath



A CHARMING 5 BEDROOM BARN CONVERSION, WITH A 1 BEDROOM ANNEXE, AND AN ADDITIONAL 35 ACRES OF PASTURE, WOODLAND, AND AMENITY LAND IN THE HEART OF MIDFORD VALLEY.

A unique home with extensive land, combining character, countryside,
and easy access to Bath and Bristol.

			EPC
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Land Area: 35.37 acres (Swallows Barn: 0.28 acres, Land at Clearbrook Farm: 35.09 acres)
Services: We are advised that the property is connected to mains gas, electricity, water and private drainage.
Local Authority: Bath and North East Somerset Council
Council Tax: G
Postcode: BA2 7DE
what3words: ///epic.cape.vest
Tenure: We are advised that the property is Freehold.
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Midford village sits in a picturesque valley 4.5 miles south of Bath, straddling the counties of Somerset and Wiltshire. It is both a beautiful and historical location, with scenic local walks passing popular country pubs, a farm shop, and public woodlands, as well as two brooks that cross paths. The disused viaduct and Somerset Coal Canal offer a glimpse into Midford's past as a transport hub. The Sustrans cycle route runs through Midford to Bath and also offers an almost entirely off-road cycling route to Bristol, it includes Combe Down Tunnel, a mile-long section of the old railway. Midford Castle, a late 18th-century folly, is also close by. The village benefits from excellent commuter links, with Bath, Freshford, and Bradford on Avon stations providing direct rail services, and the A36 and M4 easily accessible, offering fast routes to Bristol, London, and the wider region.

Bath 4.5 miles, Freshford 3 miles, Bradford on Avon 7 miles, Bristol 16 miles. (all distances are approximate).



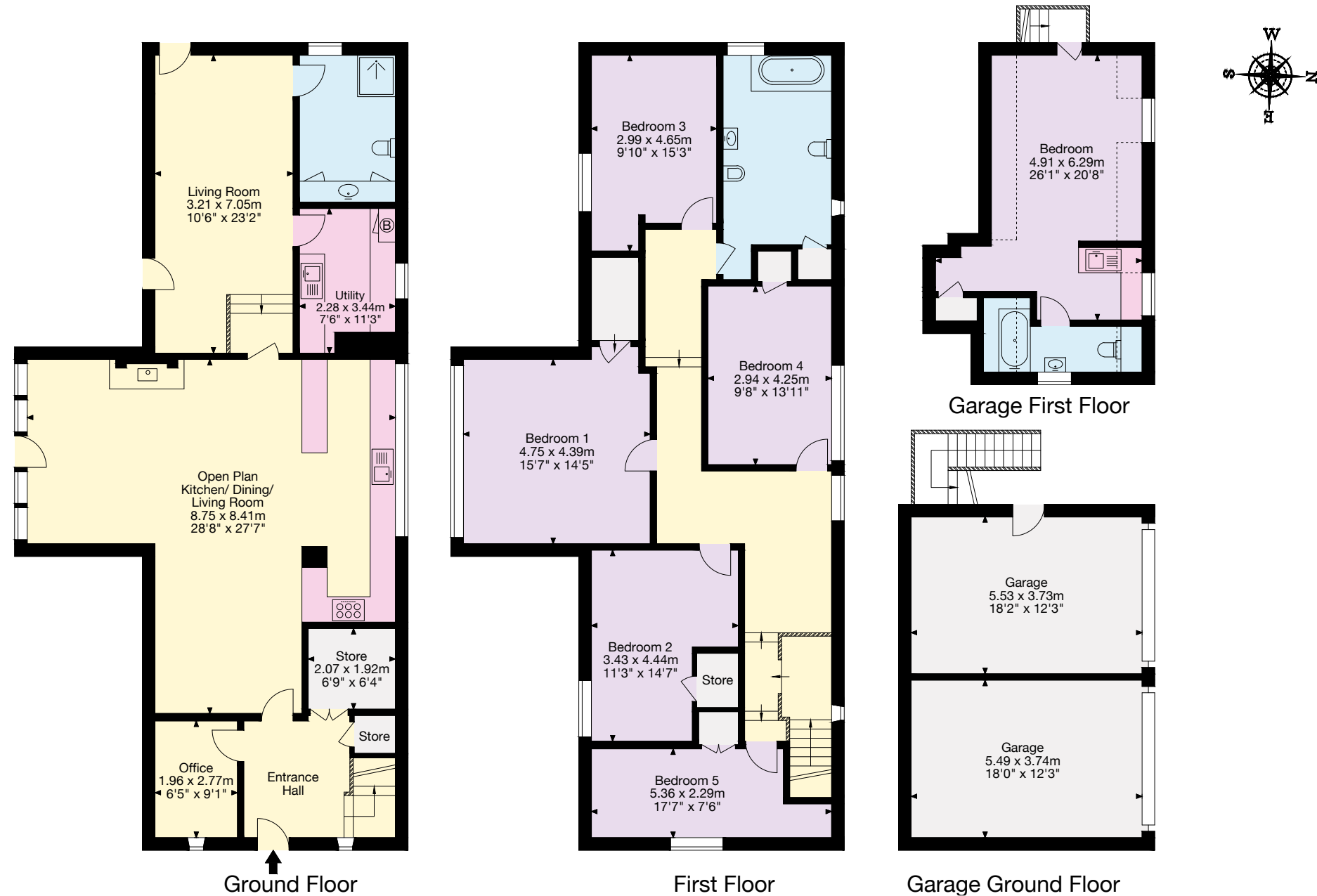


THE HOUSE

Swallows Barn (Lot 1), is a detached five-bedroom barn conversion, offering well-proportioned and modern living space arranged over two floors. It is a wonderful family home and offers great living and entertaining spaces. The accommodation is designed to combine flexibility with comfort, making it well suited to both family life and entertaining.

The entrance hall provides access to an office and a store room, before opening into a generous open-plan kitchen, dining, and living area. This light and sociable space forms the heart of the home, complemented by a separate living room for more formal or private use. A utility room and shower room complete the ground floor, which is wheelchair accessible, with easy sloped access between both exterior doors. Upstairs there are five bedrooms and a family bathroom, providing ample space for everyday living. Three of the bedroom cupboards have plumbing and electrics and could be converted to en suites.





OUTSIDE

The property also benefits from a separate double garage with a studio annexe above. This includes a bedroom with drinks preparation area and bathroom, making it suitable for a home-working space, guest room or studio.

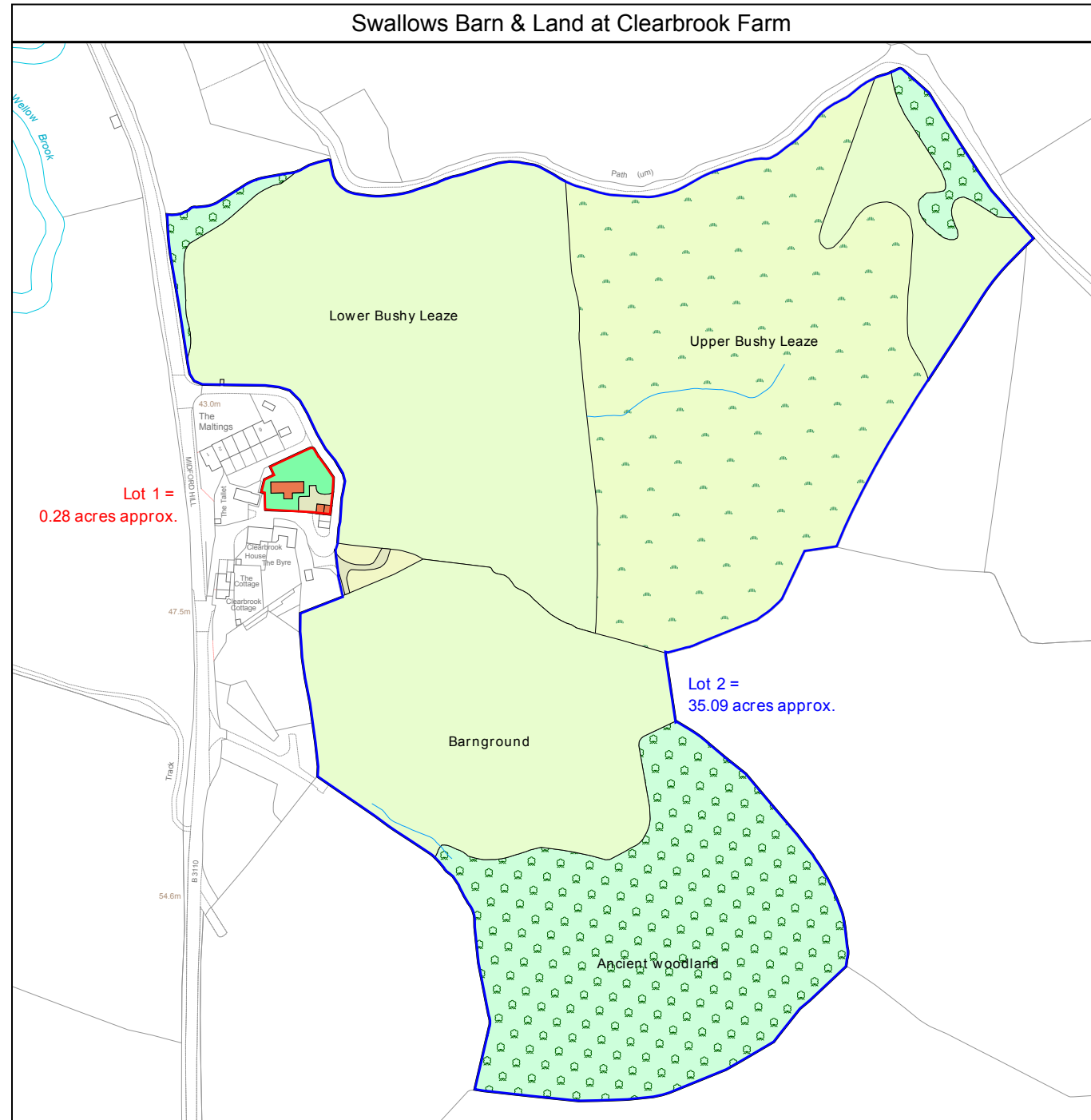
Externally, the gardens are mainly laid to lawn with mature trees and established hedging, creating a private and attractive setting. An entertaining terrace adjoins the house, offering space for outdoor dining and relaxation while enjoying the open outlook over the Midford Valley.





THE LAND

The land at Clearbrook Farm (Lot 2), sits on the side of the stunning Midford Valley, in an Area of Outstanding Natural Beauty. The land extends to approximately 35.09 acres and offers a mixture of pasture, amenity, and woodland. It is divided into four distinct sections: three fields with traditional names (Lower Bushy Leaze, Upper Bushy Leaze, Barnground) and an ancient woodland. A small part of what was a much larger farm, the land has been in the ownership of the same family for about 100 years. It has been gently farmed with no use of pesticides or herbicides so it has a rich diversity of plants and animals. Spring fed troughs in the fields provide water for grazing cattle and sheep. Access to the land is via a shared residential drive.



We would be delighted
to tell you more.

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