



WentWorth
Estate Agents



Priston View Barn Timsbury Road, Farmborough, Bath, BA2 0DA

• Detached Barn Conversion • Sleek Spacious Open Plan Living Area • Modern Handleless Kitchen With Separate Utility Room • Detached Home Office/Play Room • Four Double Bedrooms • Two En-Suites + Family Bathroom • Immaculate Level Landscaped Gardens • Detached Double Garage + Parking • Stunning Countryside Views • EPC Rating - C

Offers in excess of £800,000

Location

This stylishly presented family home, is set within the heart of the thriving but peaceful village of Farmborough. The village is situated approximately 8 miles outside the World Heritage City of Bath and is also ideally located for those needing access to the adjoining City of Bristol, via the A37. The village itself affords a host of local amenities, including a local convenience store, garage, a church, a local primary school, two public houses and a village hall. There are bus services into both Bath and Bristol with a main line service to London Paddington at Bath Spa station.

Internal Description

The entrance to the property can be found to the left hand side and leads you into the light and spacious hallway where you will find an airing cupboard at the end, as well as access to the bedroom accommodation. The right hand portion of the house is dedicated to the living area. This property boasts an impressive open plan kitchen reception space measuring 30'3"x22'11". The space is dual aspect with windows on two sides as well as glazed doors opening out onto the garden patio. Light floods through this space which offers plenty of flexibility on how you would lay it out. There is a sleek handleless kitchen with a range of wall and base units as well as a peninsula breakfast bar. The kitchen benefits from built in Bosch appliances, including an electric oven, microwave oven with warming drawer, induction hob with extractor over, dishwasher and fridge freezer. There is an inset sink unit with mixer tap and water tap. Off the kitchen is a good size utility room which again has built in units, sink and plumbing for a washing machine. You also have a door leading out to the side patio. Detached from the house a few steps from the living room is a very useful reception space. This is currently used as a home office and children's tv room which it is just perfect as. It would also make a great home gym space, if required.

In regards to the bedroom/bathroom accommodation, there are four double bedrooms, two with en-suite and a family bathroom. To the rear of the house you will find both bedrooms three and four with the family bathroom ideally positioned in the middle of them. The bathroom is very well proportioned, like everything in this house, and comprises of a fully fitted suite which includes a walk in shower, separate bath, w.c, wash hand basin and has a tiled floor and walls. Bedrooms one and two are to the front of the property and both have en-suite shower rooms. They both have walk in showers, wash hand basins and a w.c. Bedroom two also has a built in wardrobe.

External Description

The property is accessed through double gates into a private sweeping driveway. Converted in 2018, the property sits within spectacular open countryside with wonderful far reaching rural views. There are enclosed, immaculately presented level gardens to the front and side of the property, all of which is bound by walls. The garden is mainly laid to lawn and provides the perfect outdoor family area as well as boasting a great size patio area which offers a perfect private dining space. There are stone steps to both the front left and right hand sides. To the front of the property there is allocated parking spaces and double garage with light and power.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

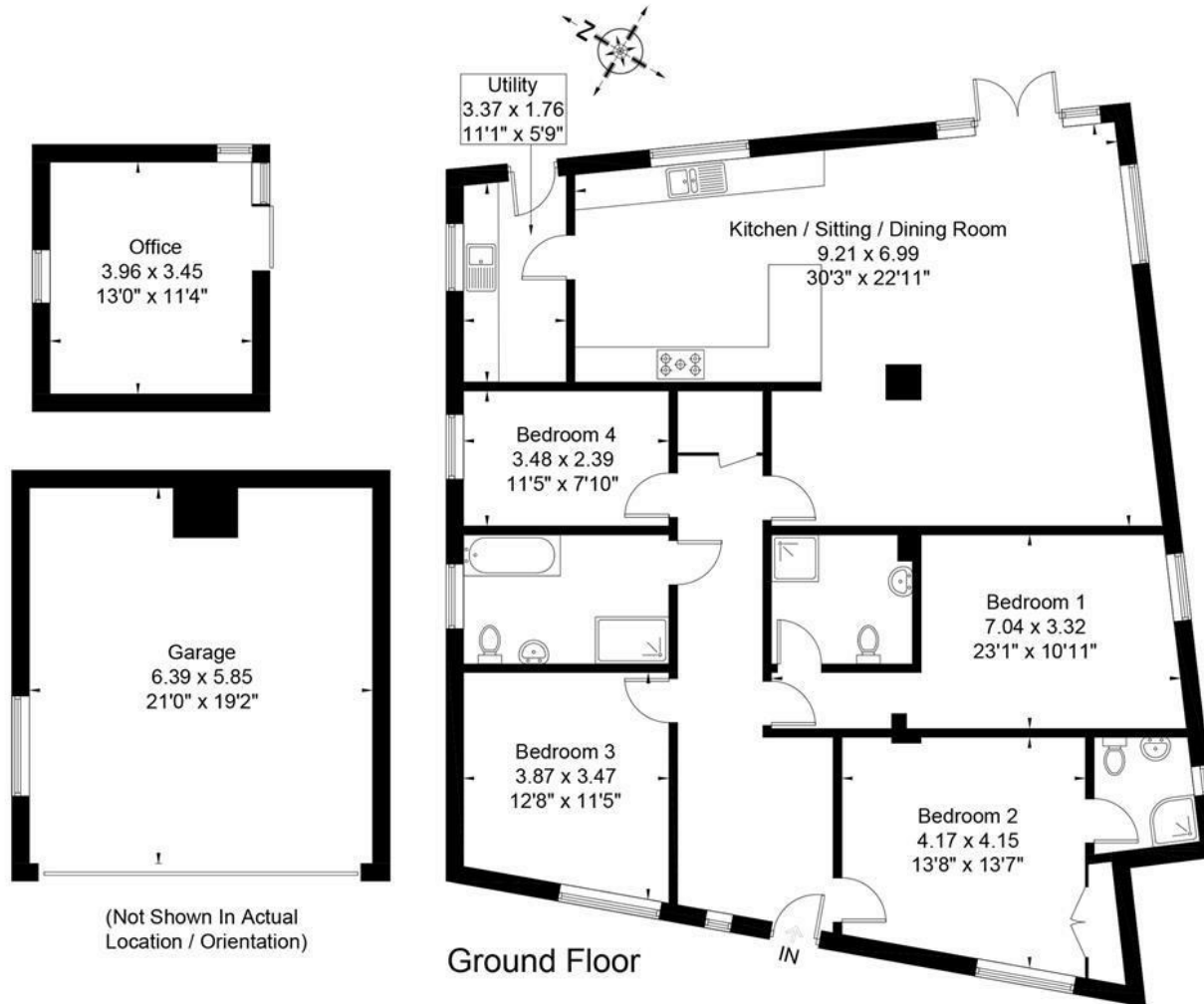
Additional Information

Tenure - Freehold with a monthly management charge of £60.00 for the external communal areas
Council Tax Band - E

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

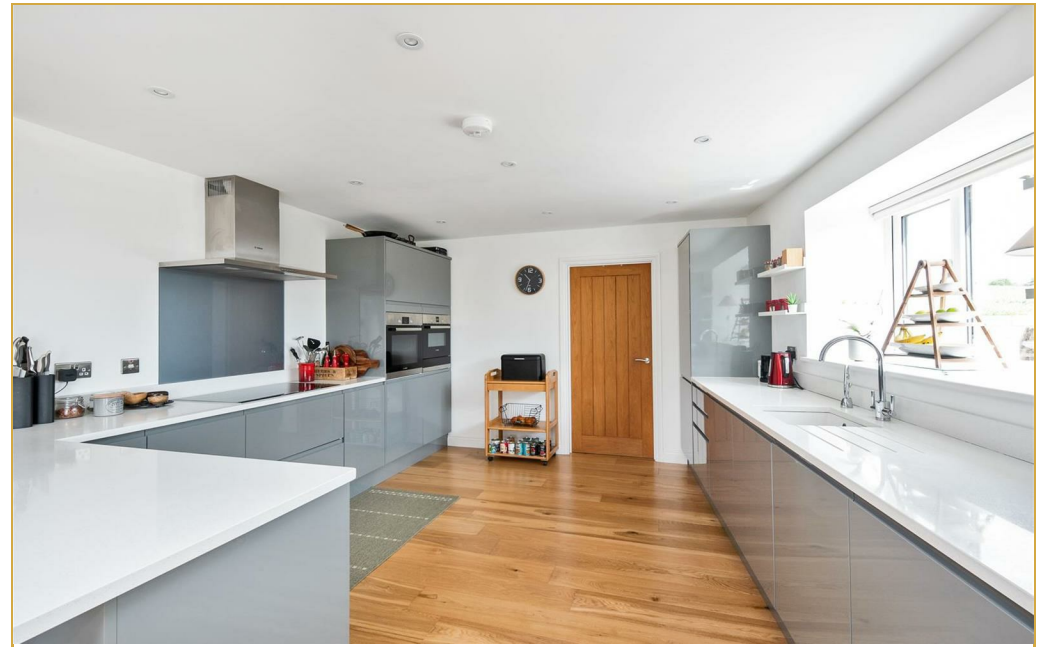
Priston View Barn, Timsbury Road, Farmbough, Bath, BA2 0DA

Approximate Gross Internal Area = 155 sq m / 1668 sq ft
 Office = 13.6 sq m / 146 sq ft
 Garage = 37.4 sq m / 402 sq ft
 Total = 206 sq m / 2216 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024





Wentworth Estate Agents
25 Monmouth Street, Bath, BA1 2AP
01225 904904
bath@wentworthea.com
www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents 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 Wentworth Estate Agents 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 etc: The photographs 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.

