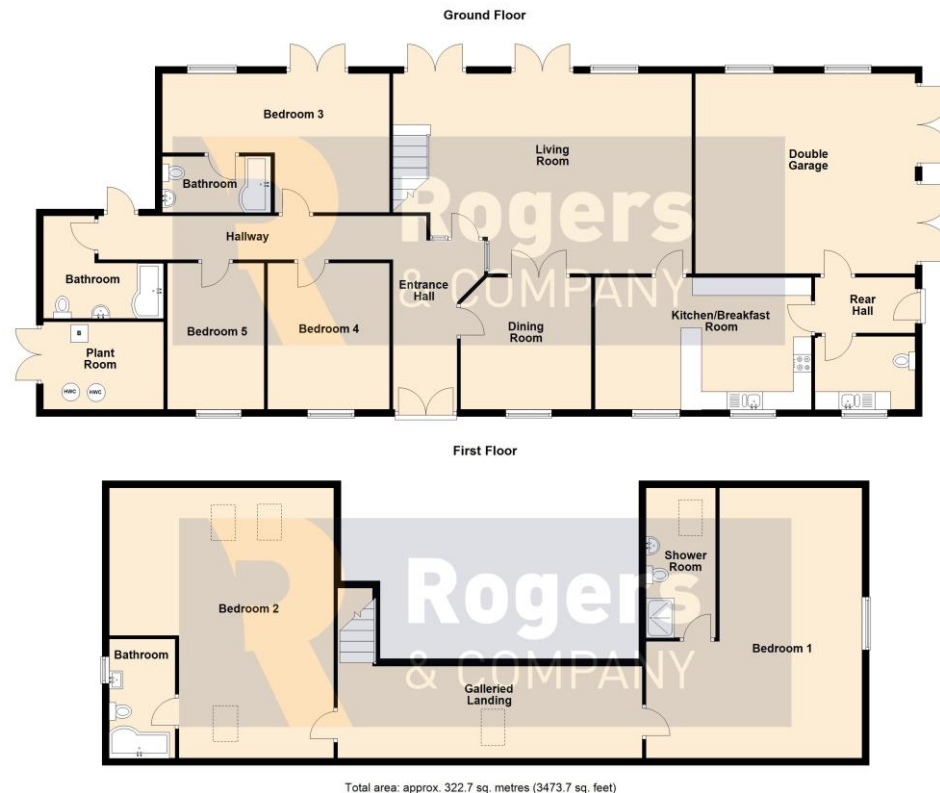




Valley View Barn Upper Twinhoe Bath BA2 8QX

Guide Price £950,000

Nestled in this picturesque Hamlet some 5 miles outside the center of Bath enjoying some spectacular views across the Midford Valley is this 20 year old Barn Conversion. With just over 3400sqft of accommodation, there is so much more than meets the eye. With a versatile layout that could easily suit multi-generational living there are five bedrooms with the two on the first floor that could easily make perfect 'teenage suites'. Five toilets, four bathrooms, a decent sized kitchen/breakfast room with a stunning living space with apexed ceiling and galleried landing. There is an integral double garage, utility room, along with the externally accessed 'Plant room'. The garden is laid to lawn, ready for someone to do their thing, along with Tandem parking spaces.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have been able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 3473 Sqft Barn Conversion
- Beautiful Rural Location In A Little Hamlet 5 Miles Outside Of Bath
- Stunning Countryside Views Over Midford Valley & Beyond
- Versatile Accommodation With Scope For Multi-Generational Living
- Five Bedrooms, Three En-Suites
- Impressive Living Room With Apexed Ceiling and Galleried Landing
- Kitchen/Breakfast Room And Dining Room
- Enclosed Garden, Laid To Lawn
- Plant Room With Pressurised Hot Water System & Oil Boiler
- Two Tandem Parking Spaces In Residents Parking Area

- Living Room 27' 3" (8.31m) x 18' 2" (5.54m)
- Kitchen/Breakfast Room 19' 9" (6.02m) x 11' 5" (3.48m)
- Dining Room 12' 11" (3.94m) x 12' 0" (3.66m)
- Utility Room/Cloakroom 9' 2" (2.79m) x 6' 8" (2.03m)
- Bedroom Three 13' 5" (4.09m) x 10' 3" (3.12m)
- En-Suite 10' 3" (3.12m) x 5' 8" (1.73m)
- Bedroom Four 13' 4" (4.06m) x 9' 10" (3m)
- Bedroom Five 13' 4" (4.06m) x 8' 10" (2.69m)
- Bathroom 9' 4" (2.84m) x 8' 0" (2.44m)
- Double Garage 20' 1" (6.12m) x 18' 4" (5.59m)
- Galleried Landing 27' 2" (8.28m) x 8' 5" (2.57m)

- Bedroom One 24' 3" (7.39m) max x 19' 9" (6.02m) max
- En-Suite 13' 1" (3.99m) x 6' 9" (2.06m)
- Bedroom Two 24' 3" (7.39m) max x 19' 9" (6.02m) max
- En-Suite 10' 1" (3.07m) x 6' 4" (1.93m)
- Plant Room 9' 4" (2.84m) x 8' 0" (2.44m)



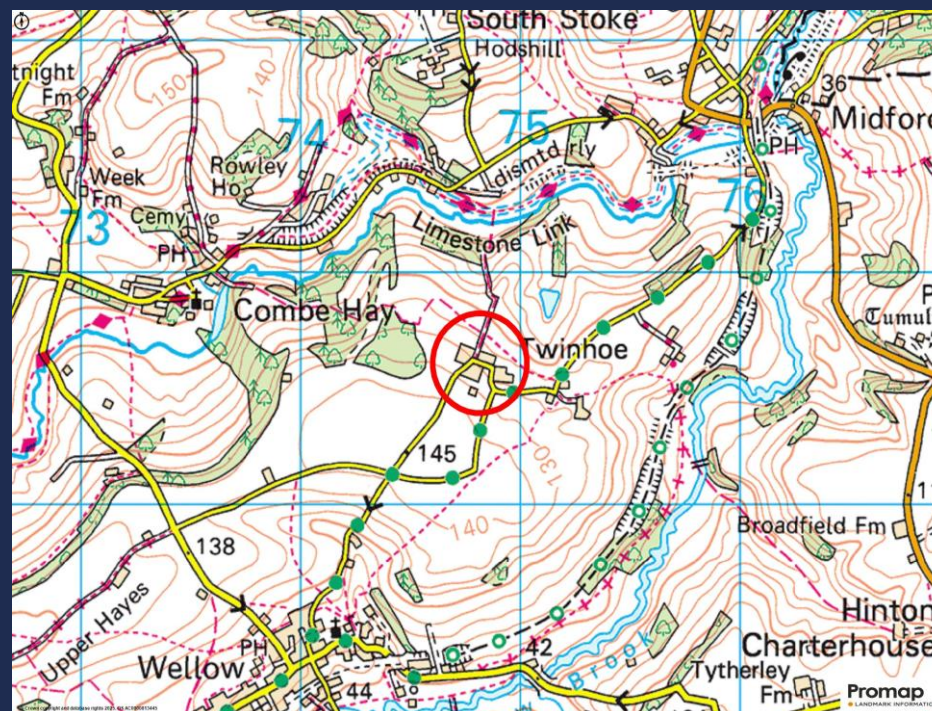
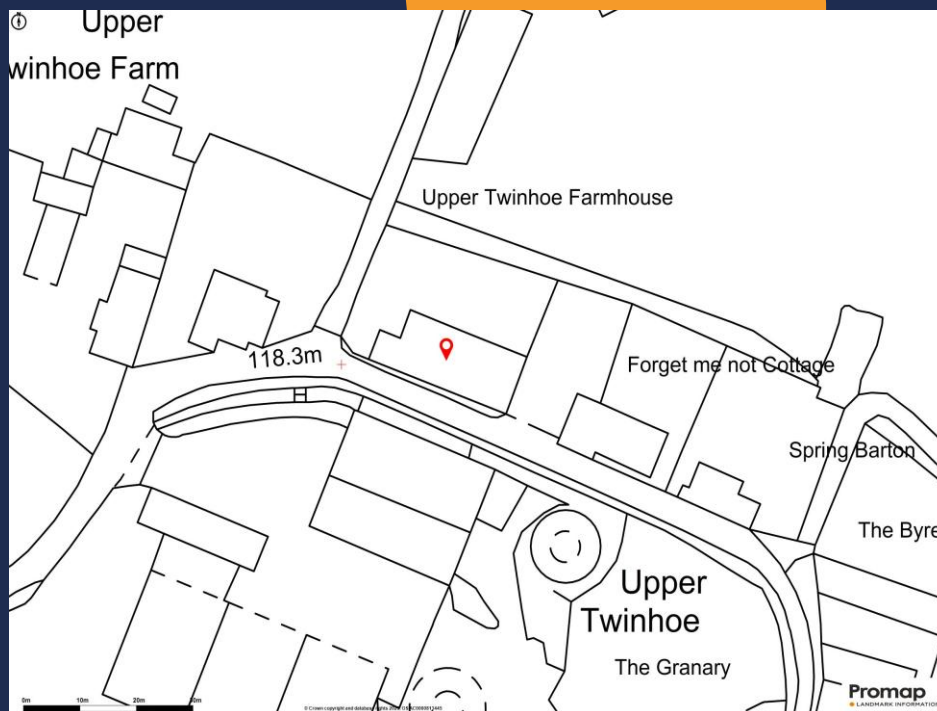
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Valley View Barn Upper Twinhoe Bath BA2 8QX

The Tenure is Freehold with (Tandem) Leasehold Parking spaces with approximately 980 years left on the lease.

Oil, electricity, septic tank drainage and mains water are connected.

The council tax band is G for 2025/26 charged at £3,786.05



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

Rogers
& COMPANY