

whiteley helyar



*1,426 ft²
plus outbuilding and garage*



3 bedrooms



*bathroom &
shower room*



*garage &
drive*

Guide Price £650,000

The Old Byre, Lower Shockerwick, Bath, BA1 7LL

A charming and well presented attached period barn conversion (Curtilage Listed Grade II) in this wonderful hamlet, on the edge of beautiful open countryside yet only a short drive from the city. With an old stone bothy/outbuilding, pretty gardens and a garage, this is a rare opportunity to purchase a delightful house with versatile accommodation in this rural yet convenient position close to Bath.

ACCOMMODATION

3 bedrooms
en-suite shower room
large kitchen/dining room
cloakroom
oil fired heating

bathroom
17'5 x 15'7 living room
utility room
large useful outbuilding

EXTERNALLY

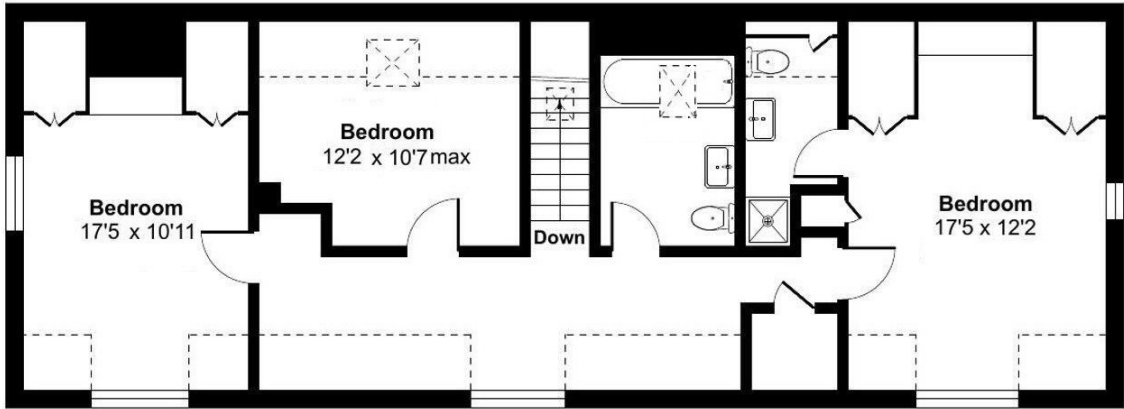
The house stands in delightful enclosed gardens to both the front and side/rear. They are well tended, mainly walled, laid to lawn with hedging, sitting areas, mature ornamental bushes and shrubs, flower and herbaceous borders and trees. At the end of the garden is the bothy/outbuilding (with electric power and lighting so suitable perhaps for use as an office/gym/useful store) and adjacent charming covered area. The large single garage and cobbled and gravel driveway gives parking for 3 or 4 vehicles.

LOCATION

Shockerwick is a really lovely spot, peacefully located in the heart of glorious open countryside but less than 5 miles from the centre of Bath. The various shops, pubs and amenities in Batheaston, Bathford and Box villages are closeby, whilst swift access to the M4 is available without having to cross the city.

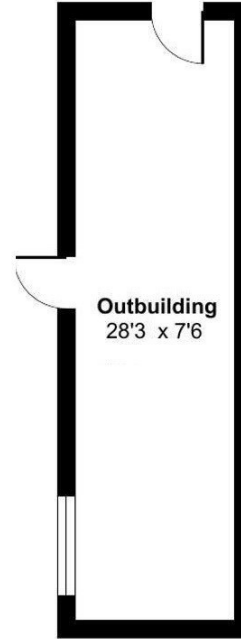
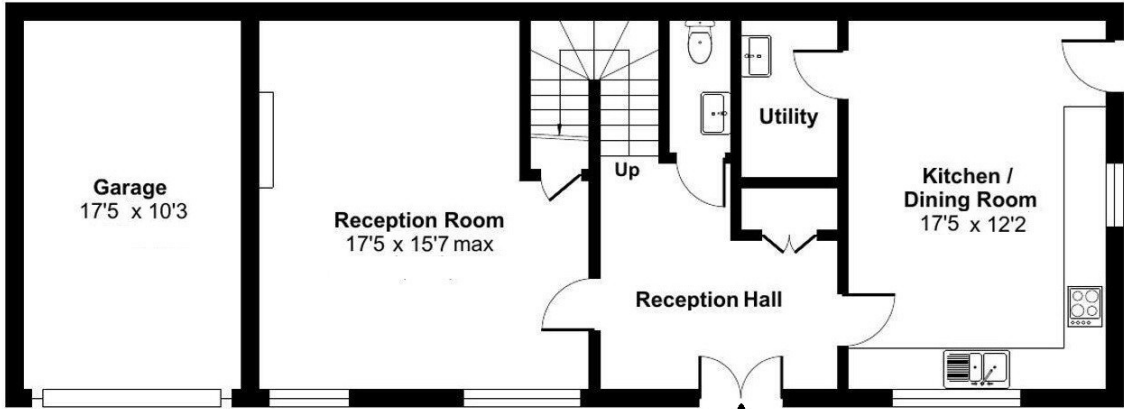






FIRST FLOOR

GROUND FLOOR



OUTBUILDING

Total area 1,426 sq ft (132.4 sq m) excluding outbuilding of 212 sq ft and garage of 179 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		77
	39	
England & Wales	EU Directive 2002/91/EC	

Tenure: Freehold
Council tax band: 'G'
 approx. £4,000 for 2026/27

