

CAM BARN

Dunkerton, Bath, BA2



A UNIQUE DETACHED FAMILY HOME WITH SELF-CONTAINED ANNEXE AND 5.75 ACRES OF LAND

Set within idyllic countryside, Cam Barn has been beautifully renovated throughout and located just seven miles from Bath.

			EPC
5-8	3-5	3-5	D & E

Land Area: 5.75 acres

Services: We are advised that the property is connected to mains electricity, water & drainage. Oil fired central heating. Full fibre broadband.

Local Authority: Bath and North East Somerset | Council Tax: G (Annexe is A)

what3words: ///speak.starred.unlimited

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

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Cam Barn is located between the villages of Dunkerton and Tunley, which between them offer a popular village pub, the King William, three public halls, a cricket ground and a football pitch. The parish sits within attractive, unspoilt countryside and includes the Limestone Link public footpath. The city of Bath is just seven miles away, providing a comprehensive range of shops, restaurants, cultural and leisure amenities, together with an excellent choice of state and independent schools.



THE HOUSE

Named after the brook that passes through the property's land, Cam Barn is a detached family home set within just under six acres. The original barn is thought to date from the 1800s, with extensions added in the 1970s and a substantial annexe created over 20 years ago.

The buildings have been extensively renovated, including new kitchens, bathrooms, fireplaces and flooring, with underfloor heating to selected rooms. The heart of the main house is the impressive kitchen/dining room, featuring a vaulted ceiling with skylights, herringbone wood flooring and shaker-style cabinetry. Integrated Miele appliances, Quooker taps and an induction hob provide a high specification finish. Adjacent to the kitchen is a utility room with additional storage and sink, together with a further storage room, formerly the garage, which offers potential for conversion into additional reception accommodation, subject to any necessary consents.





The dining area retains the character of the original barn, with three elegant arched windows and limestone flooring, which continues through much of the ground floor. A spacious sitting room features original barn openings with doors leading onto the terrace, together with a stone fireplace and wood-burning stove. Further accommodation includes a study/family room, a bathroom and two versatile bedrooms, both with vaulted ceilings and Velux windows.

Upstairs, there is a principal bedroom suite, two further bedrooms and a family bathroom. A large insulated and boarded loft provides excellent storage.

The annexe can be accessed independently via its own entrance or directly from the main house, providing extremely flexible accommodation. It comprises a kitchen, dining room, sitting room and shower room on the ground floor, with two/three bedrooms and a family bathroom above. The east wing benefits from vaulted ceilings, creating a particularly bright and spacious room.





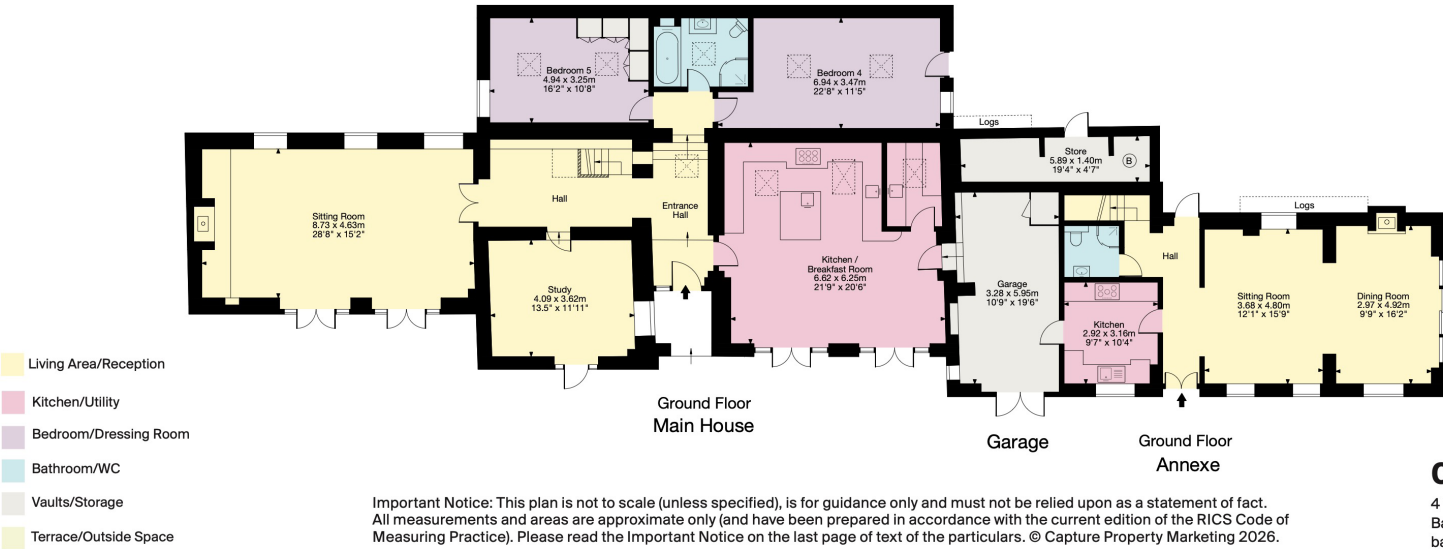
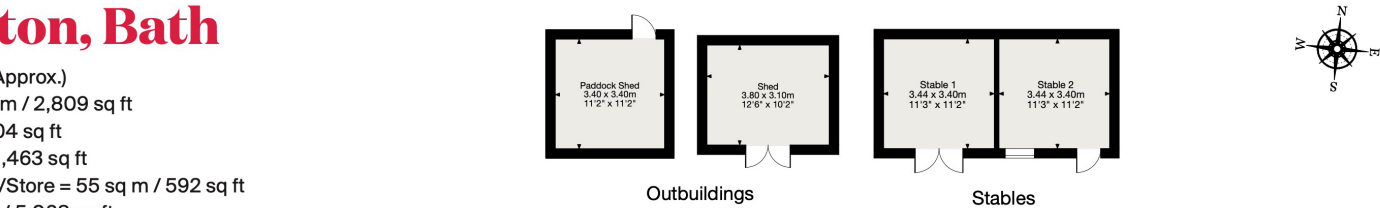
OUTSIDE

The setting of Cam Barn is truly unique. Approached through gates onto a sweeping circular driveway, the house is surrounded by gardens and lawns interspersed with mature walnut, willow and magnolia trees. Backed by woodland and enveloped by countryside, the property enjoys a remarkable sense of privacy and seclusion.

The land extends to approximately 5.75 acres and includes woodland, paddocks and a range of useful outbuildings, including two stables and two sheds. A bridle path follows the course of the Cam Brook through the land and, owing to its secluded location, is used predominantly by local riders and walkers. The property benefits from riparian rights on both sides of the brook, which is known for its healthy stock of brown trout.

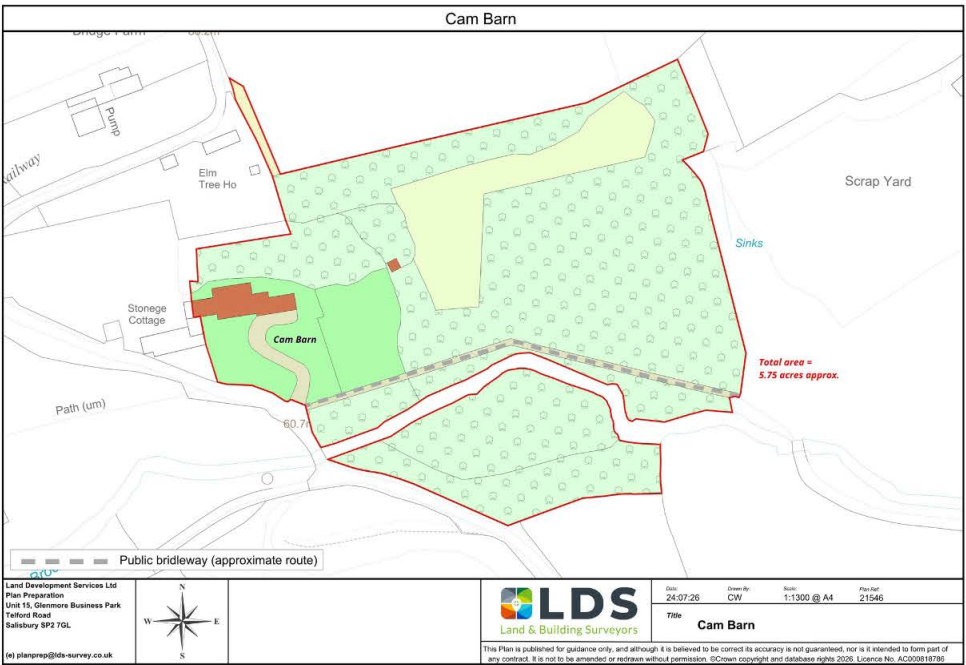
Cam Barn
Dunkerton, Bath

Gross Internal Area (Approx.)
Main House = 261 sq m / 2,809 sq ft
Garage = 19 sq m / 204 sq ft
Annexe = 136 sq m / 1,463 sq ft
Outbuildings/Stables/Store = 55 sq m / 592 sq ft
Total Area = 471 sq m / 5,068 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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