

Knight Frank

ORCHARD BARN

Hinton Charterhouse, Bath, BA2



A CHARMING FOUR-BEDROOM FAMILY HOME IN THE HEART OF HINTON CHARTERHOUSE

Offering generous living space, mature gardens and far-reaching countryside views close to Bath.

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Services: We are advised that the property is connected to mains gas, electricity and water and drainage.
Local Authority: Bath and North East Somerset
Council Tax: G
what3words ///cherubs.tapes.photos
Method of Sale: We are advised that the property is Freehold

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







SITUATION

Orchard Barn is situated in the heart of the picturesque village of Hinton Charterhouse, offering an enviable balance of rural charm and convenient access to the city. Located approximately six miles south of Bath, the village enjoys a thriving community atmosphere, with an active cricket club, two welcoming pubs and a Post Office, all surrounded by the beautiful Somerset countryside.

The area is well served by an excellent choice of schooling, including primary schools in nearby Freshford and Wellow, together with a range of highly regarded independent schools in Bath. Regular bus services connect the village with Bath and Frome, while Bath Spa railway station offers direct services to London Paddington in approximately 75 minutes.



THE HOUSE

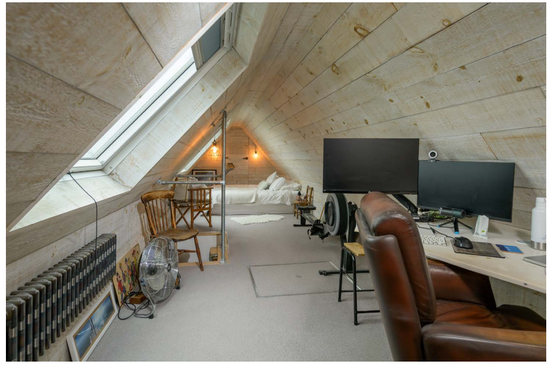
Orchard Barn is a charming and beautifully presented family home, built in 2002 and thoughtfully designed for modern family living. Set behind electric gates, the property is approached via a generous gravelled courtyard that creates an immediate sense of arrival and privacy. Throughout, the house offers a wonderful balance of character and practicality, with light-filled accommodation, versatile reception space and a seamless connection to the gardens. Well-proportioned rooms, attractive countryside views and a warm, welcoming atmosphere combine to create a home ideally suited to both family life and entertaining.











A timber-clad porch opens into a smart boot and utility room with extensive storage, an integrated fridge freezer and wine chiller. Beyond lies the heart of the home: a spacious kitchen and breakfast room enjoying lovely views across the landscaped gardens. French doors open onto the terrace, while the Annie Sloan painted kitchen is fitted with a Rangemaster cooker, additional fridge and a substantial central island. The kitchen flows into a cosy snug with garden access, while beyond is a generous dual-aspect drawing room with a wood-burning stove.

On the first floor, the principal bedroom enjoys views across the gardens and surrounding countryside and benefits from fitted cupboards, Velux windows and an en suite bathroom with a roll-top bath and separate rainfall shower. Bedroom two is a generous double room with its own en suite shower room, while two further double bedrooms provide additional accommodation, one with fitted storage. A family bathroom serves the remaining bedrooms, and the spacious landing offers flexibility for a reading area, study space or home gym. Discreet doors reveal a staircase leading to a versatile loft room, ideal as a home office, studio, hobby room or occasional bedroom.









OUTSIDE

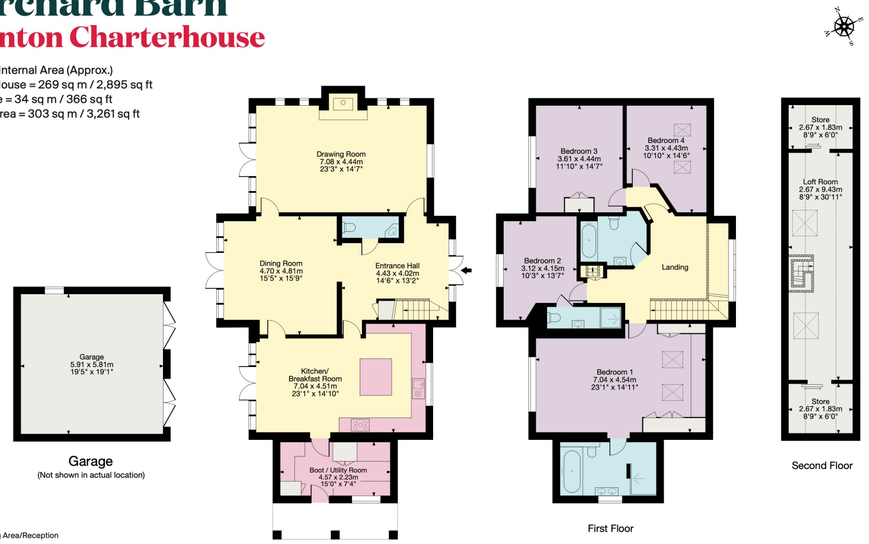
The gravelled courtyard provides ample parking and turning space for several vehicles, while the double garage offers secure parking together with extensive storage and workshop space. A pathway wraps around the house, connecting the various outdoor areas and enhancing the property's practical appeal.

The west facing garden is predominantly laid to lawn and complemented by mature flower beds and established planting. There is also a productive vegetable garden, a regularly used electric hot tub and a variety of productive fruit trees, including apple, pear, plum and fig. Beyond the gardens, Orchard Barn enjoys far-reaching views across the rolling Somerset countryside, creating a wonderful sense of peace, privacy and connection with its rural surroundings.



Orchard Barn
Hinton Charterhouse

Gross Internal Area (Approx.)
Main House = 269 sq m / 2,895 sq ft
Garage = 34 sq m / 366 sq ft
Total Area = 303 sq m / 3,261 sq ft



Garage
(Not shown in actual location)

Ground Floor
Main House

First Floor

Second Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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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