



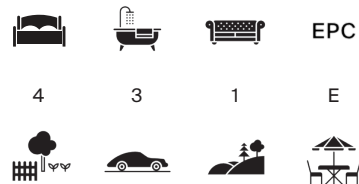
# HOMEFIELD, LOWER SHORTWOOD FARM

BA3



# HOMEFIELD, LOWER SHORTWOOD FARM, LITTON, BA3 4PS

A stunning barn conversion with lovely views over glorious Chew Valley countryside, beautifully presented, situated in a quiet but not isolated setting.



Local Authority: Bath and North East Somerset Council

Council Tax band: D

Tenure: Freehold

Services: Mains water, electricity and private drainage, oil central heating, double-glazed, with a new boiler installed in 2021.

Walled gardens, generous parking, and a separate paddock of 1.72 acres located opposite.

**£1,475,000**



## THE PROPERTY

Homefield is an impressive stone barn, L-shaped in design, with generous-sized rooms and excellent ceiling heights. The contemporary interior has retained features appropriate to the period of the barn, allowing traditional character to blend with modern style. There are flagstone floors on the ground floor, mellow stone walls, beamed ceilings, arched windows, and exposed roof trusses.











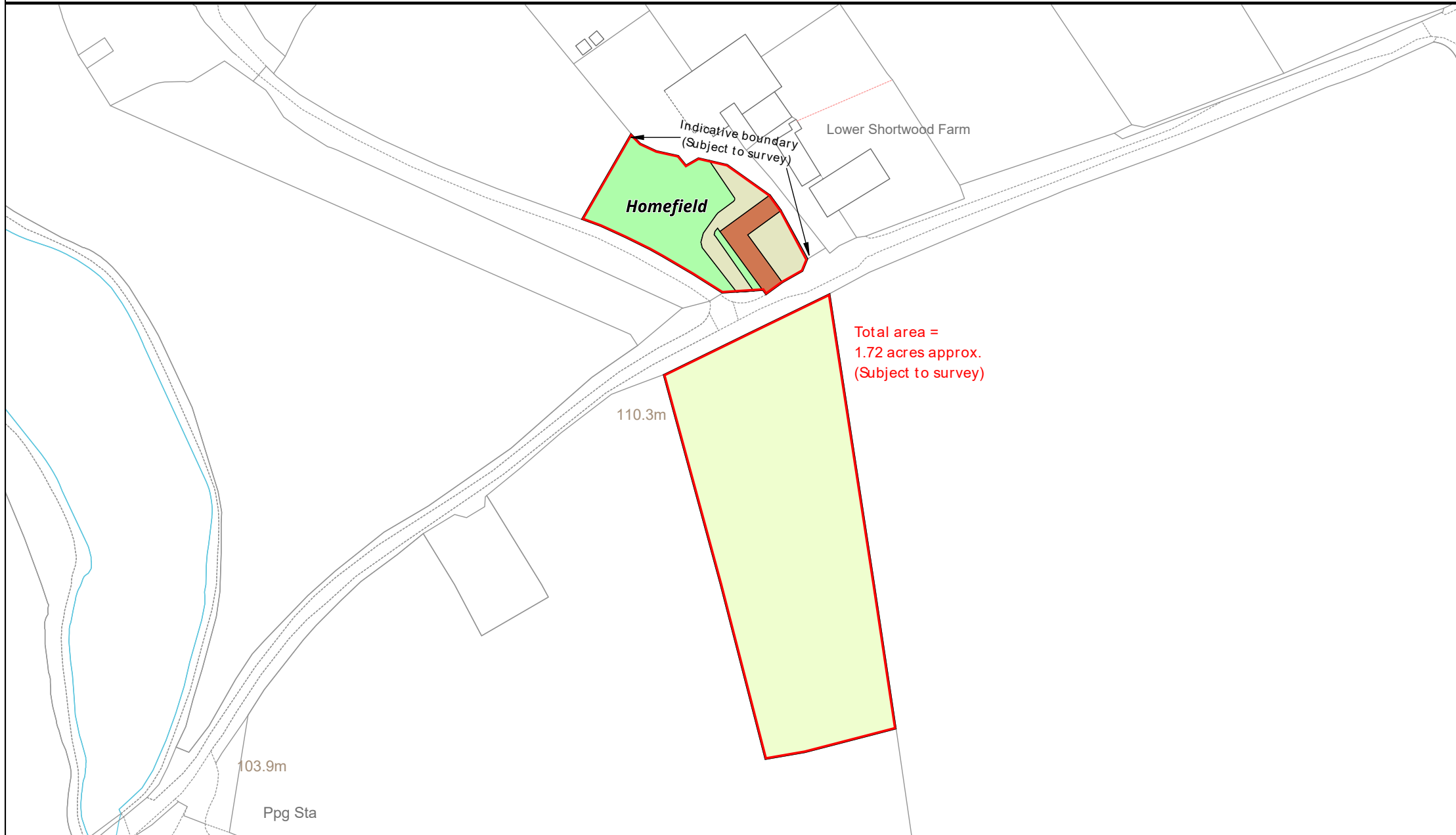
## OUTSIDE

Homefield is approached via a sweeping, gated entrance drive leading to a generous parking area. There is a large expanse of level lawn, interspersed with a well-established oak tree, a maple and several cypress trees. At the front of the barn is an enclosed, private, courtyard-style garden with a south-facing aspect, ideal for entertaining. It is planted with a variety of grasses, perennials and shrubs. The breakfast kitchen opens directly onto the garden, which enjoys lovely open views over the surrounding countryside. Immediately opposite the barn, across a single-track lane, is a level field of about 1.72 acres, with access from the lane.

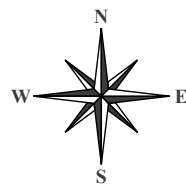




# Homefield



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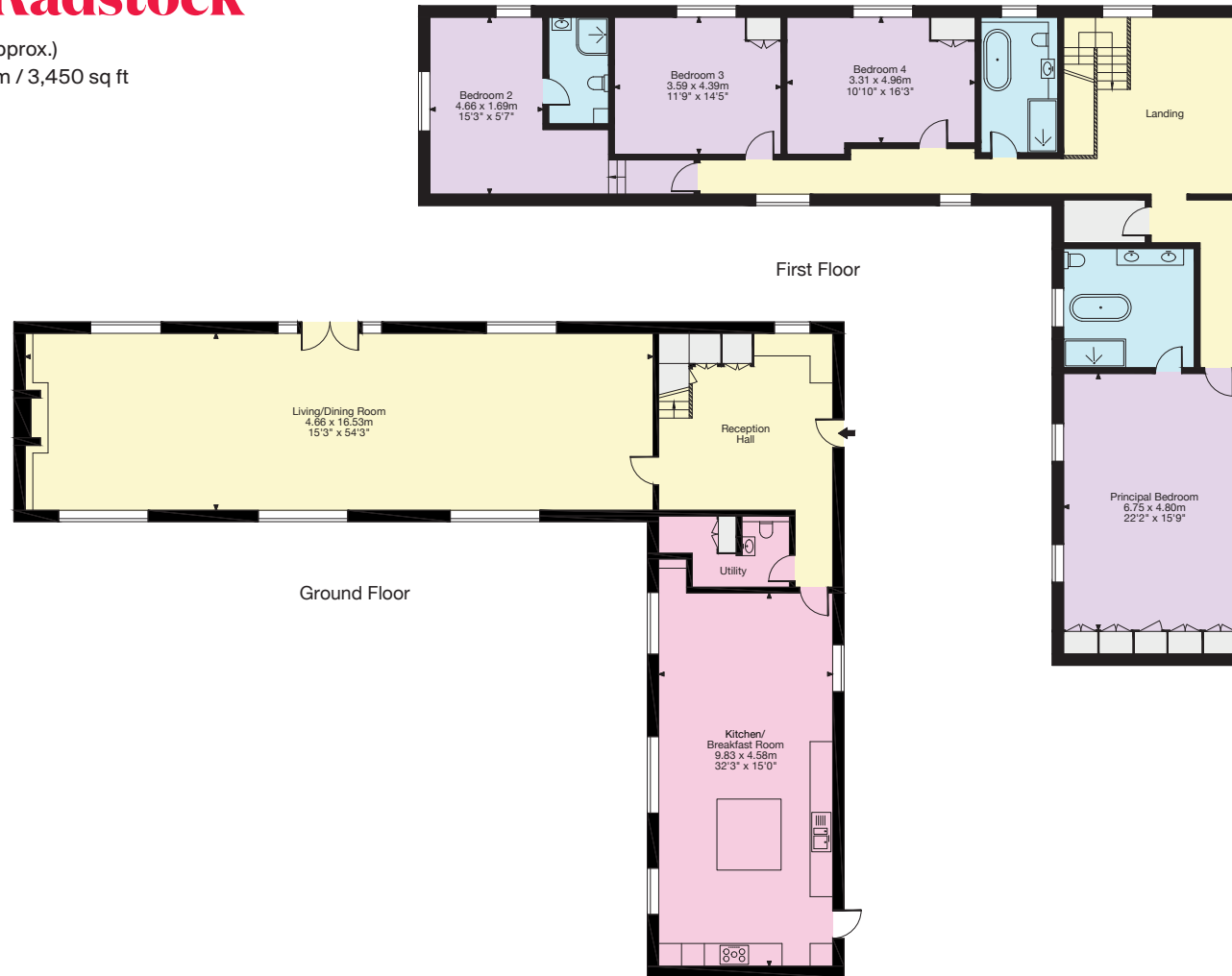
Title  
**Homefield**

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# Homefield, Lower Shortwood Farm

## Litton, Radstock

Gross Internal Area (Approx.)  
 Total Area = 320.5 sq m / 3,450 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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