

Long Barn, Hayeswood Farm, Farleigh Wick, Bradford on Avon



A unique stone built barn conversion in a peaceful setting between Bath and Bradford on Avon

Summary of accommodation

Ground floor Entrance hall | Galleried dining room/sitting room | Drawing room
Kitchen/breakfast room | Study | Second kitchen/pantry | Utility | Cloakroom | Boot room
Family room | Guest cloakroom | Principal/guest suite with shower room

First floor Four double bedrooms | Family bathroom
Annexe double bedroom with bathroom

Outside Gardens | Paddocks | Far-reaching countryside views

Distances

Bradford on Avon 3.5 miles | Bath Spa Station 5 miles | Bath city centre 5 miles
M4 (Junction 18) 12 miles (All distances are approximate).

Situation

Long Barn is located in the well-regarded hamlet of Farleigh Wick, just 3.5 miles to the centre of the popular market town of Bradford on Avon and within easy reach of the city of Bath. The property is situated in a quiet position at the end of a no-through lane. It is ideally placed for countryside rambles across surrounding fields and a short walk from the King's Arms in neighbouring Monkton Farleigh. Cumberwell Golf Course is just 1.5 miles. All local amenities are to be found in Bradford on Avon. There is a train station at Bradford on Avon with services to London Waterloo and the south coast. It also connects to Bath Spa station and high-speed services to London Paddington. Bath city centre offers a full range of retail outlets and cultural activities, a wide choice of schools, and many other amenities.



The House

The Long Barn is a unique property, primarily stone built with a tiled roof. It has a "Tithe barn" style from the exterior and inside. It provides modern accommodation that flows effortlessly through spacious rooms flooded with light through French doors connecting to terraces, gardens and the countryside beyond. Retaining a wealth of charm and character, exposed beams and timbers from the original barn, the property has been extended to provide versatile accommodation over two floors. The current owners have completely refurbished the property over recent years to create a family home that is perfect for entertaining.

A spacious entrance hall welcomes you into a galleried dining room/reception area. There is a magnificent triple-aspect drawing room with French doors to a terrace where the fantastic countryside views can be enjoyed. This room has oak floors, built-in bookcases and a Jetmaster fire. The spacious open plan kitchen/breakfast room is of particular note and features a central island, Everhot range, quartz worktops and Mandarin stone floors. The dining area has lovely views of the gardens to three sides and French doors leading out. There is also a study. Off the kitchen is a thoughtfully designed area with a second kitchen/pantry, utility room, cloakroom and boot room with access to the outside. Completing the accommodation on the ground floor is a family room and guest cloakroom. A guest or principal suite comprises a bedroom with French doors leading out to a private terrace and an en suite shower room.

On the first floor, there is a beautiful galleried landing spanning the length of the original barn. There are four bedrooms, a family bathroom and built-in under-eaves storage cupboards. A second staircase from the entrance hall leads to a separate first-floor guest suite with a vaulted ceiling and a bathroom.







Outside

The house is set within a generous plot of approximately 3 acres. A gravel driveway sweeps past the garage outbuilding and around the property, where there is ample parking for several cars. The large outbuilding, comprises two garages and a large workshop. To the rear of the garages is access to the garden and paddocks.

There are several terraces directly off the house from which to relax and enjoy the incredible countryside views as well as al fresco dining. One paddock has been planted with fruit trees to create a small orchard containing apples, pears, plums, cherries, quince and mulberry. There is also an enclosed low-maintenance kitchen garden with a greenhouse, next to the kitchen garden is a machinery shed. The garden up to the paddocks has been made secure for dogs. Another paddock to the rear of the property has a wide range of trees planted, including alder, maple, hornbeam, lime, whitebeam, beech and several wild garden patches.

Directions (Postcode BA15 2PU)

Leave Bath on the A4 London Road. At the roundabout, take the third exit onto the dual carriageway towards Bathford. At the next roundabout take the third exit onto Bathford Road. Stay on this road A363 for approximately 2.5 miles. As you drive through Farleigh Wick turn left down the lane. The property will be found at the end on the left.

Property information

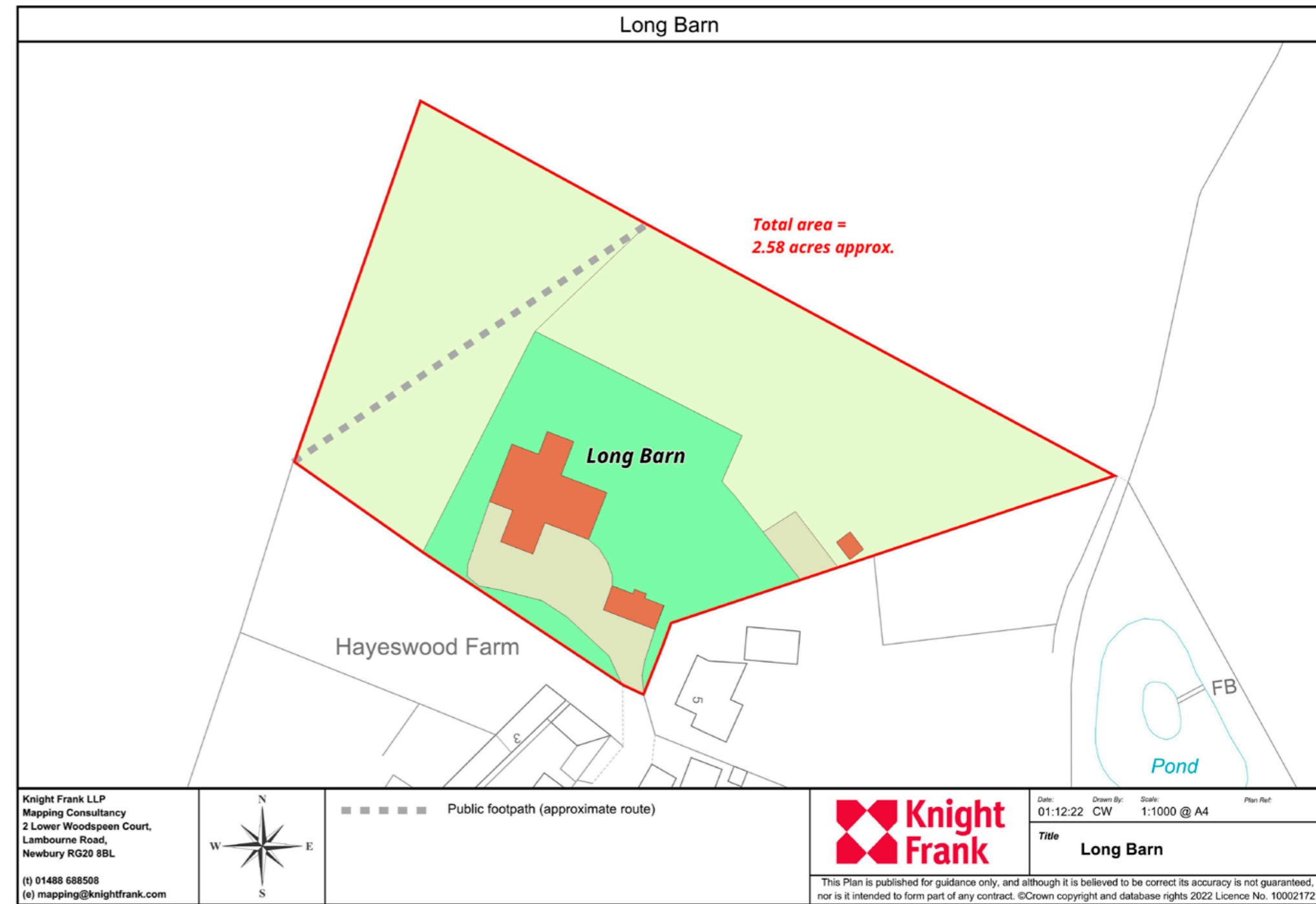
Services Mains electricity and water are connected. Oil fired central heating. Private drainage.

Tenure Freehold

Local Authority Wiltshire Council

Council Tax Band F

Viewings Strictly by prior appointment with the agent.



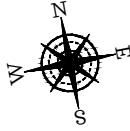
Approximate Gross Internal Floor Area

Main House: 519 sq m / 5,592 sq ft

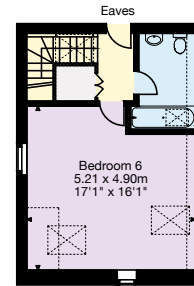
Garage: 142 sq m / 1,528 sq ft

Total Area: 661 sq m / 7,120 sq ft

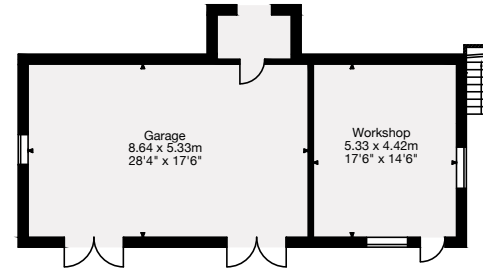
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



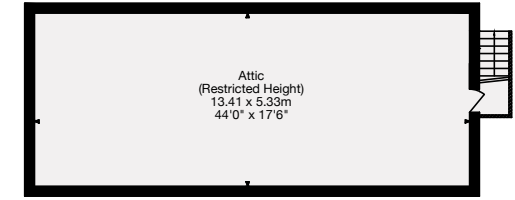
Ground Floor



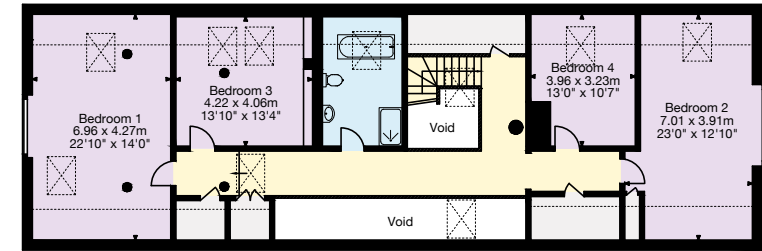
First Floor



Garage Ground Floor



Garage First Floor



First Floor

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I would be delighted to tell you more

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