

Hemington, Norton St Philip, Bath, BA3







Charlton Barn, Hemington, Norton St Philip, Bath, BA3

An impressive four bedroom detached contemporary home, with incredible countryside views.

Summary of accommodation

Ground Floor

Entrance hall | Sitting room | Open plan kitchen/dining room | Study | Family room/gym | Utility room | Cloakroom | Plant room

First Floor

Principal bedroom suite (large bedroom, dressing room and bathroom) | Guest bedroom en suite bathroom | 2 further double bedrooms | Wet room

Gardens & Grounds

Private driveway | Terraces | Level lawns | Paddocks | Garage
In all approximately 11.74 acres

Distances

Norton St Philip 2.7 miles | Bath 10 miles |
Frome 5.6 miles | Babington House 6 miles |
M4 (Junction 18) 20 miles
(All distances are approximate)

Knight Frank Bath
4 Wood Street
Bath
BA1 2JQ

Charlie Taylor
01225 325993
charlie.taylor@knightfrank.com

Situation

Charlton Barn is a short distance to Norton St Philip, a much sought-after village, and is conveniently located close to the renowned Babington House. The village features two historic pubs, a highly regarded primary school and a locally run farm shop. Bath schools include Prior Park, Monkton, King Edwards and The Royal High. Other schools nearby include Downside, All Hallows, Wells Cathedral, Bruton and Millfield.

The House

You enter the house into a large entrance hall, with a cloakroom to one side and a family room/gym to the other. At the heart of the property is the beautiful double height kitchen/dining room with bi-fold doors to the garden. The kitchen features Neff appliances, a Quooker boiling and filtered water tap and a central island. There is a study off from the dining area, and from the kitchen area, you go through to the spacious sitting room with double aspect bi-fold doors opening on to the sweep around patio and garden and providing views to the rolling landscape beyond.

Ascending the oak-engineered staircase with glass panels, you arrive on the galleried landing, overlooking the hallway and the kitchen/dining room. Rain-sensored, remote controlled Velux windows above make the landing very light and bright.

The principal bedroom suite has a spacious bedroom, bathroom and a dressing room, featuring an integrated app-controlled automatic blind system and bi-fold doors opening on to a decked balcony, providing the most stunning panoramic views across the countryside. There are three further bedrooms, one with en suite bathroom and a further wet room.





Stunning 180 degree views across the two counties.





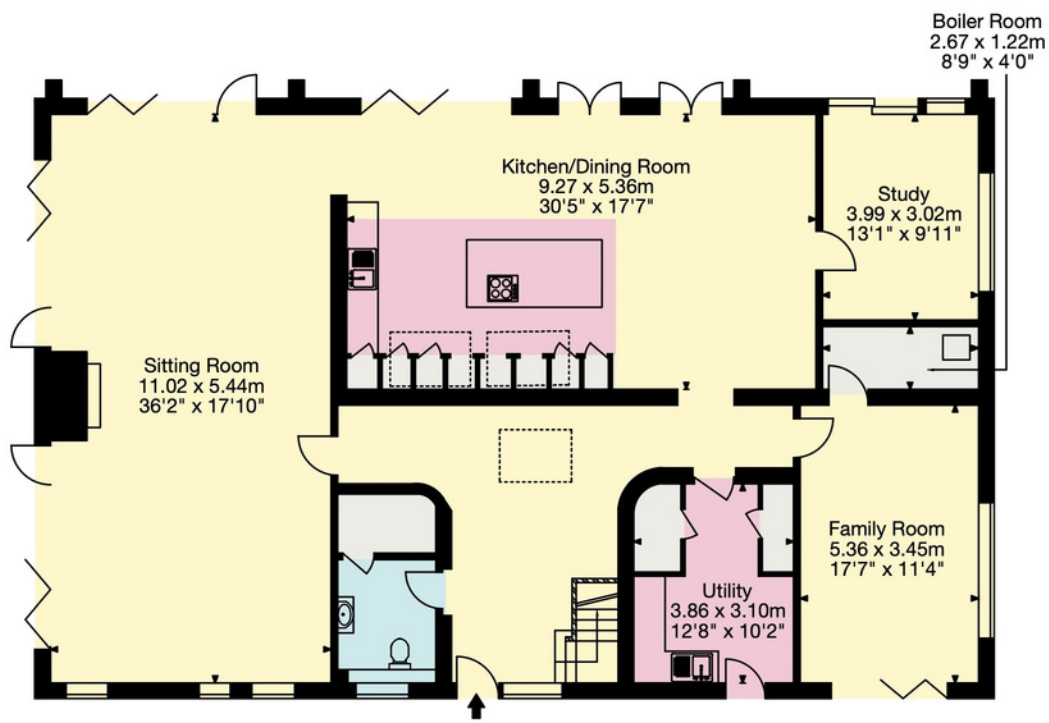
Gardens and Grounds

The property is accessed via an electrically operated sliding wooden gate onto the drive, which would accommodate five to six vehicles. A detached garage further enhances the parking and storage provision. The house has a sweep around patio and the garden is laid to lawn. Beyond there are two secure paddocks and adjacent to these is a further field area.

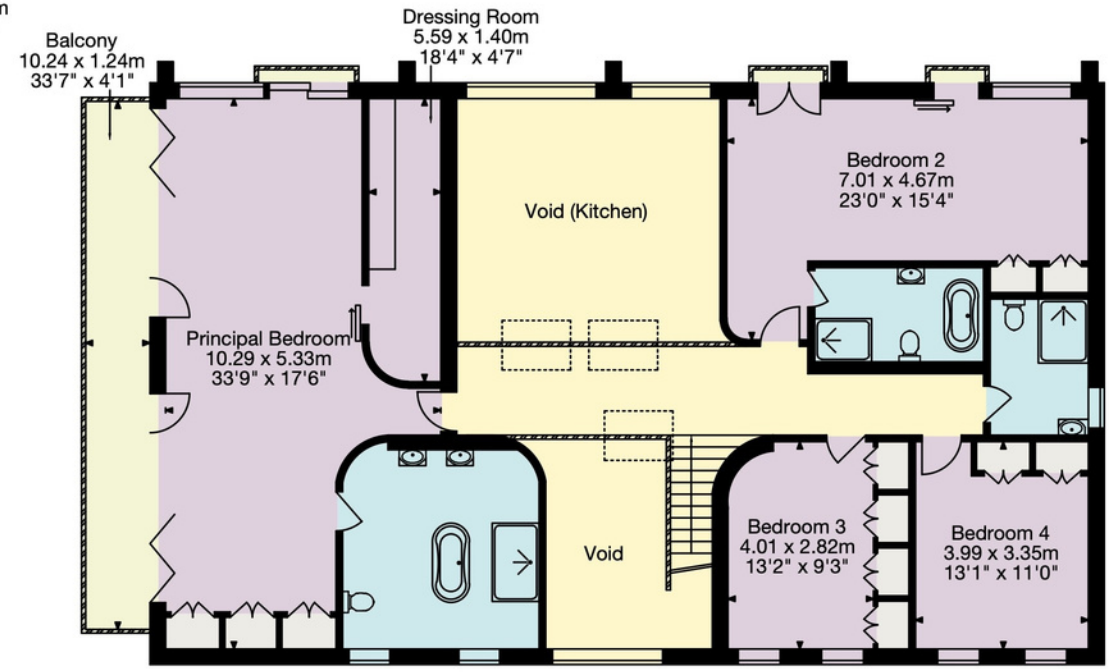




Approximate Gross Internal Floor Area
Main House= 362 sqm/3901 sq ft



Ground Floor



First 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 2021.

01225 325 999
4 Wood Street, Queen Square
Bath BA1 2JQ
bath@knightfrank.com



Directions (Postcode BA3 5XS)

From Bath, head south on the A36 Warminster Road; after approximately 8 miles, turn right on to the A366 signposted to Radstock, follow the road through Norton St Philip and towards Faulkland. Turn left at the Tuckers Grave Public House, follow this road to a crossroads, go straight over the crossroads, and Charlton Barn can be found approximately 1 mile on the right-hand side.

Services

We are advised that mains water and electricity are connected to the property. There is a private drainage system, and an air source pump system provides the heating to the property.

Local Authority

Mendip District Council - www.somerset.gov.uk

Tenure

We are advised that the property is Freehold.

Council Tax Band

G

EPC

C

