



THE BARN

Wick, Near Bath



THE BARN FEATURES CHARACTERFUL
ACCOMMODATION ARRANGED OVER TWO
FLOORS, WHICH IS IN AN ALMOST
FINISHED CONDITION, ALLOWING A NEW
OWNER TO PUT THEIR OWN STAMP ON IT.

The property offers cool and rustic accommodation with handcrafted features,
exposed stone walls and tonnes of charm.

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SITUATION

The property is conveniently situated between Bristol and Bath, on the lower slopes of the Cotswolds.

The village has several shops, a pub The Rose & Crown (roughly a five-minute walk from the property), a village hall, sports ground and a primary school; in addition to the picturesque village of Doynton which is close by with the welcoming pub The Cross House, and a thriving community.

The picturesque Golden Valley is well known for walking, bird watching and equestrian activity and adjacent Wick Quarry (which is in the process of being decommissioned and converted into a nature reserve) is also a haven for wildlife. The National Trust's Dyrham Park is also close by.

Bath and Bristol both offer a wide range of shopping, cultural and recreational facilities, and an excellent choice of schools within easy reach.

Bath City Centre 6 miles, M4 (J18) 6 miles, Bristol City Centre 9 miles (all distances are approximate).



THE HOUSE

The Barn features characterful accommodation arranged over two floors, which is in a partially finished condition, allowing a new owner to put their own stamp on it.

From the bespoke handcrafted front door, you have the wooden panelled entrance hall, which is also used as a boot room.

From here is the light and airy dining room with wood panelling, vaulted ceiling and a door to the gardens, leading through to the fantastic open plan living/family room and kitchen/breakfast room with central wood burner. Beyond this you have a good sized double bedroom with en suite shower room. There is also a utility room, WC and shower room on this floor.

On the first floor there are two equally proportioned double bedrooms, both benefitting from en suite shower rooms.

OUTSIDE

The property is approached through large double wooden gates onto a sweeping shared driveway (owned by The Barn with a RoW to Beckside and Orchard Farm), leading down to a private driveway where there is parking for four cars.

The mature grounds comprise entertaining terrace, lawns and a 'secret garden' where you could erect a home office or similar, subject to the necessary consents. Water and electric are provisioned ready to connect.



PROPERTY INFORMATION

Land Area: In all approximately 1.15 acres

Services: Mains electricity and water. Private drainage (via a shared septic tank with Beckside which does conform, last emptied 2025). Ground source heat pump (last serviced 2025). Fibre optic broadband is provisioned ready to connect.

Local Authority: South Gloucestershire Council - www.southglos.gov.uk

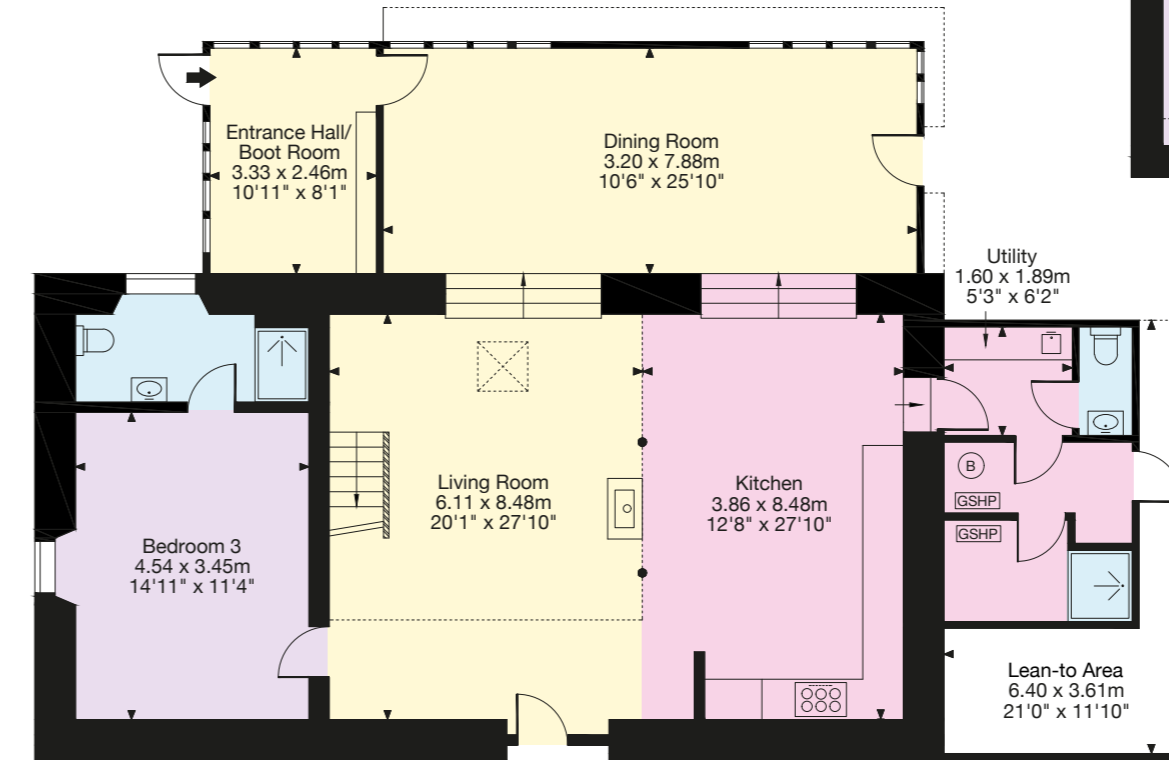
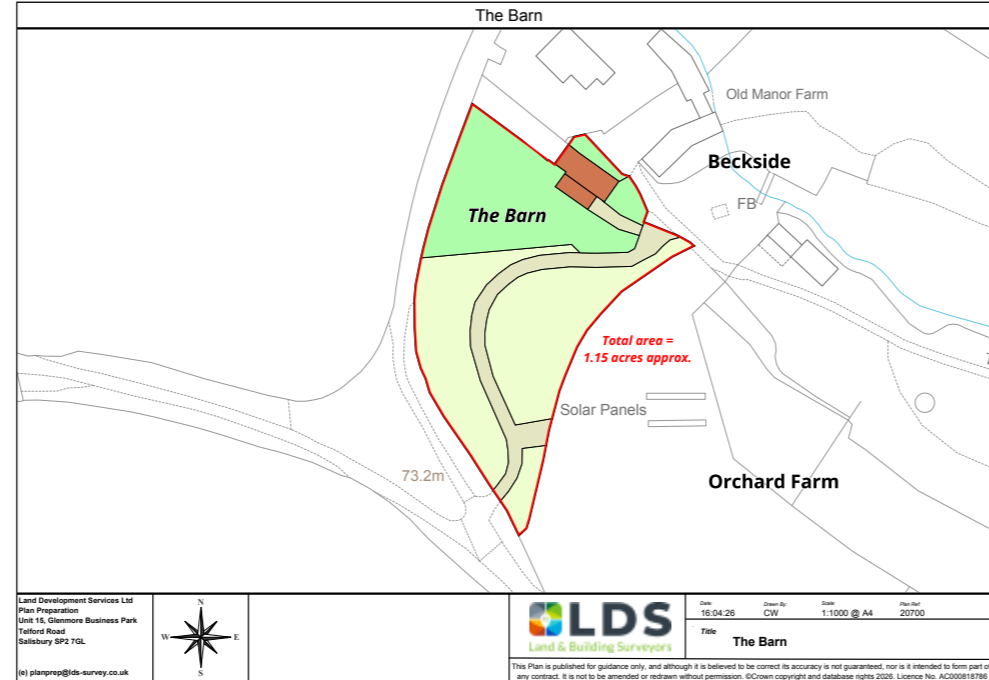
Council Tax: Band F

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

what3words: ///poems.trader.sailor

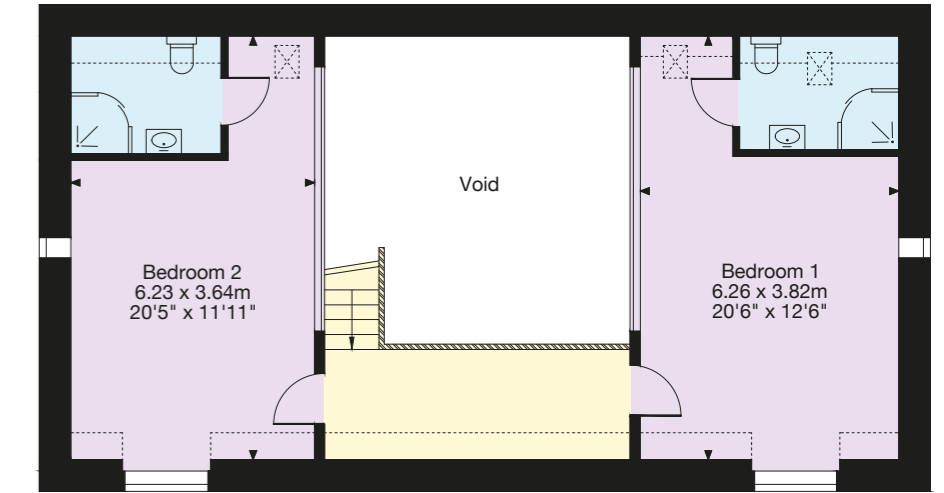
Proposed covenants:

- That the current vendors have a right of way to Orchard Farm until they have their new access in place, next to the existing gate.
- That nothing can be built, or vehicles parked on the verge to the right-hand side of the driveway, to preserve the open outlook for Beckside and The Barn.
- Right of way over driveway to Beckside, maintenance costs shared, sewage treatment plant costs/services shared (drains across Beckside), stopcock for neighbours is on their property, fibre ducting over Orchard Farm.



Ground Floor

Gross Internal Area (Approx.)
Total Area = 183 sq m / 1,969 sq ft
(incl. Restricted Height Areas)



First Floor

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.

We would be delighted
to tell you more.

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