

hunter french







# Priory Farm Barn, Stanton Prior, BA2 - £1,700,000

A rare and exceptional barn conversion finished to a superb specification; this stunning home provides spacious living accommodation and truly inspiring views across the beautiful countryside around Stanton Prior.

The principal living space includes a stunning vaulted ceiling with beautifully restored timber beams, oak flooring and wood burner. There is a fabulous mezzanine level above one end of the principal hall with views from its pretty windows on two sides out across the local countryside. Large double doors lead on to the front and rear gardens, with a raised deck area perfect for entertaining.

The stunning kitchen is the true heart of this home and is the perfect place for informal family dining. Beautifully presented with an abundance of storage and integrated appliances. Large French windows open and lead onto the front gardens from the kitchen. There is a large utility and boot room adjacent to the kitchen before leading through to a second reception room that would make a perfect playroom or office space.

Accessed via two staircases, each of the bedrooms is light and characterful and provide handy flexibility. The principal bedroom enjoys a double aspect through stable windows, primary use of the mezzanine and complemented with an ensuite bathroom. The family bathroom is a modern three-piece suite.

Approached along a quiet no through lane, there is a gravelled driveway with ample parking for several vehicles. To the rear of the barn is a large, level and enclosed garden mainly laid to lawn with an array of wildflowers, leading to an orchard of mature fruit trees. The views from the gardens at Priory Farm Barn are truly breathtaking across stunning countryside, towards Stantonbury Camp. Additional paddock available to purchase via separate negotiation (Approx. 0.6 Acres).

There is ample storage for bikes, furniture and garden machinery in the property's former stables and boiler room which can be accessed from both the front and back of the house. The property is heated throughout by a ground source heat pump, so its running costs are low.

Stanton Prior is located several miles west of Bath city centre which offers a wealth of leisure facilities including shops, restaurants and historic attractions. The mainline railway stations at Bath Spa and Keynsham gives fast links to London Paddington in 80 minutes and Bristol Temple Meads in 10 minutes. Local facilities will be found in nearby villages of Marksbury and Corston with a village shop, convenience store and petrol station for day-to-day shopping. The village is less than 12 miles drive to Bristol Airport which offers ease of access for international travellers.

Additional Information:

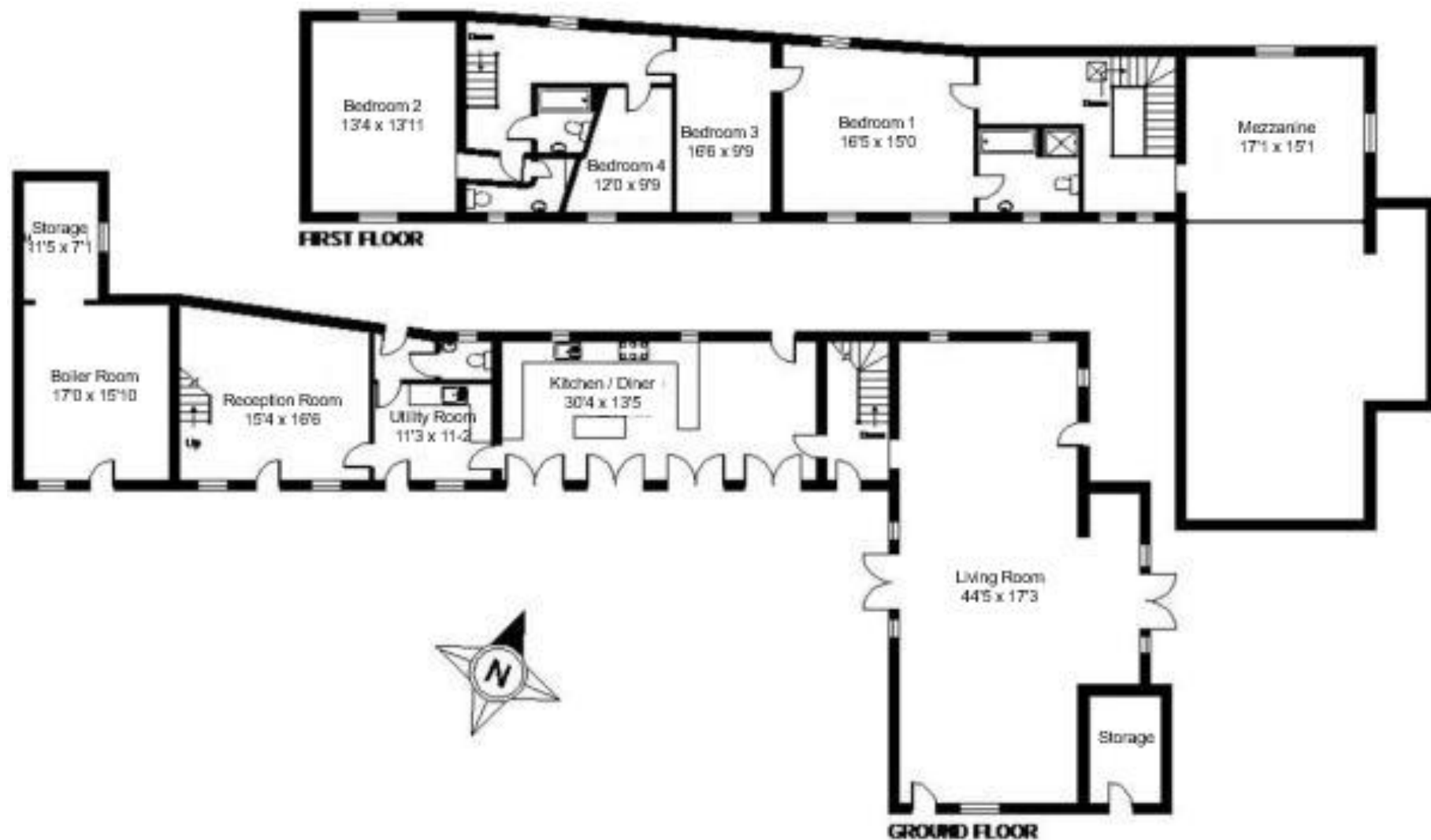
Tenure: Freehold

EPC Rating: E (Potential B)

Council Tax Band: G

Mains Water // Private Drainage // Ground Source Heat Pump // Mains Electric

\*Additional paddock available to purchase via separate negotiation (Approx. 0.6 Acres).



## Priory Lane, Stanton Prior, Bath, BA2

APPROX GROSS INTERNAL AREA 3538 ST FT 328 SQ METERS (EXCLUDES STORAGE, BOILER ROOM AND GALLERIED AREA)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given as to the total square footage of the property if quoted on this plan. Any figure given is for indication only and should not be relied on as a basis of valuation.