



Manor Barn
Witham Friary
Frome
BA11 5HF

An extremely attractive, detached barn conversion offering flexible living over 2 storeys. Scope for extension and further accommodation, all set in a beautiful 1/3 acre garden with parking and ‘stable store’ rooms.

Property Features

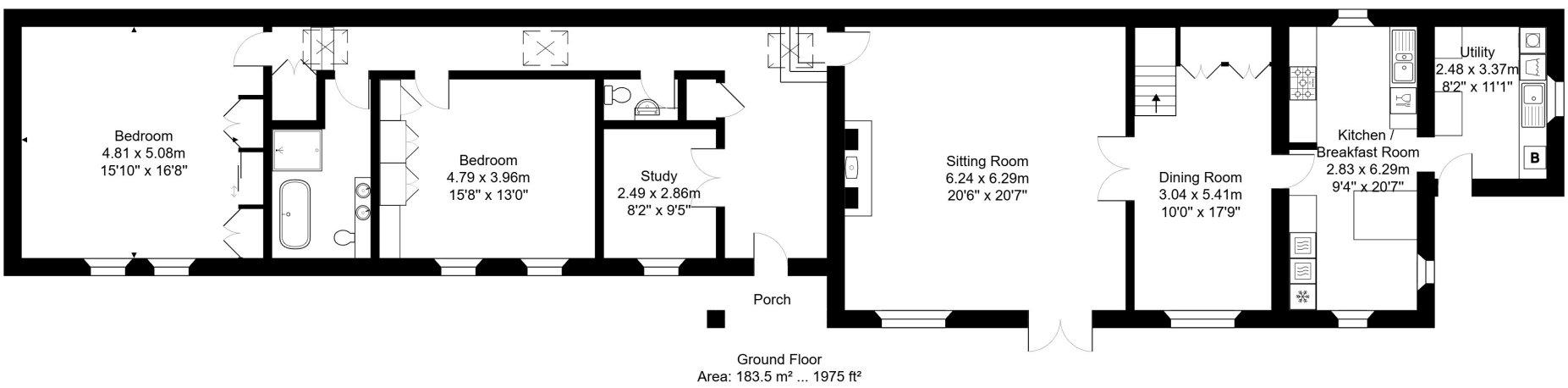
- 4+ bedrooms
- Detached barn
- Quiet village setting
- Generous gardens
- Ample parking
- ‘Stable stores’
- No onward chain
- Not listed building

Offers in Excess of

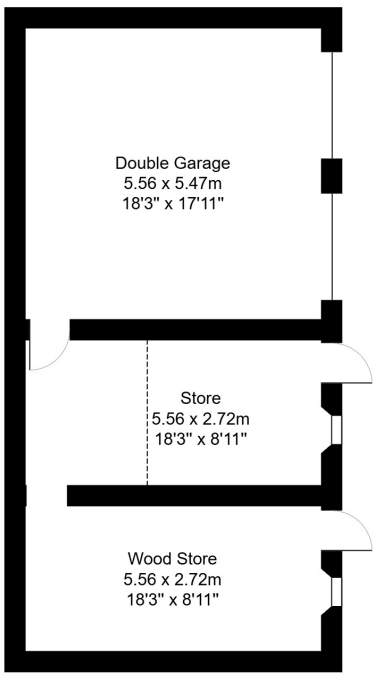
Tenure: Freehold

£995,000

Manor Barn

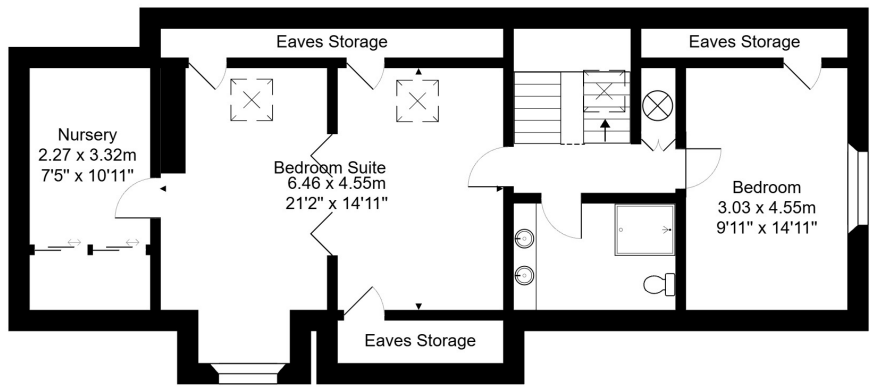


Ground Floor
Area: 183.5 m² ... 1975 ft²



Outbuildings
Area: 65.0 m² ... 700 ft²





First Floor
Area: 84.3 m² ... 907 ft²

Total Area: 256.7 m² ... 2763 ft² (excluding outbuildings and eaves)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Accommodation

Ground Floor

Covered Porch

With wooden front door leading to the entrance hall.

Entrance Hall

With solid wood flooring, radiator, exposed ceiling timbers, wall lights, rear aspect Velux window, steps down to sitting room, thermostat for central heating and hallway leads through to inner hall and bedrooms.

Study

With front aspect Georgian style double glazed window, wooden flooring, exposed ceiling timbers and radiator.

Bedroom 1

To the north end of the property with 2 front aspect double glazed Georgian sash windows, radiators, exposed timbers and a range of built-wardrobes.

Bathroom

With concealed cistern low flush WC, freestanding double ended bath with mixer tap and telephone attachment, walk-in 1½ width shower cubicle with monsoon shower head, thermostatic and telephone shower attachment, plinth with twin wash hand basin and vanity cupboards below, further vanity cupboard on the walls, water heated towel rail, fully tiled walls, shaver point and front aspect Georgian style window.

Bedroom 2

With 2 front aspect Georgian style double glazed windows, radiators, range of built in wardrobes and drawers.

Cloakroom

With low flush WC, wall mounted wash hand basin, tiled splash back, tiled flooring, radiator and extractor fan.

Sitting Room

With large feature fireplace and chimney breast with inset woodburning stove, wooden mantle and stone hearth, front aspect Georgian style window, exposed ceiling timbers, wall lights, double doors leading out onto the front terrace/garden and glazed double doors leading in through to the dining room.

Dining Room

With front aspect Georgian style window, single panelled radiator, wooden flooring, stairs rising and turning to the first-floor landing, understairs cupboard and door through to the kitchen.

Kitchen

Comprises matching range of eye and base level black and white gloss fronted units, granite worksurface area and matching upstand, stainless steel splashbacks, built-in Neff 5 ring induction hob, extractor and light over, 1½ stainless steel sink inset into the granite, space and plumbing for dishwasher, range of built-in further appliances to include double ovens plus plate warmer, 2 microwave and built in fridge/freezer. Generous breakfast bar with granite worksurface allowing seating for 4 people, front, side and rear aspect Georgian style double glazed window and archway through to utility room with additional space for a free standing refrigerator.

Utility Room

With matching tiled flooring from the kitchen, granite worksurface, inset stainless steel sink with mixer tap, space and plumbing for washing machine, space for tumble dryer and wine fridge, floor standing oil-fired Worcester boiler, cupboard housing the consumer unit, wall mounted and floor standing tall cupboards.

First Floor

Landing

With rear aspect Velux window.

Bedroom 3

With side aspect Georgian style double glazed window and built-in wardrobes.

Shower Room

With glazed double shower cubicle, thermostatic shower with telephone shower attachment and monsoon showerhead, low flush WC, part tiled walls, tiled flooring, water heated towel rail, plinth with his and hers hand basins with vanity unit below, downlighting and shaver point.

Bedroom Suite

With rear aspect Velux window, eaves storage, double panelled radiator and bi-fold wooden doors which lead through to bedroom 5.

Bedroom 4

With front aspect double glazed Georgian style window, rear aspect Velux window, eaves storage, wardrobes, double panelled radiator and half size door through to an anteroom.

Anteroom/Nursery room

With vaulted ceiling, exposed purlins, rear aspect Velux window and built-in storage.

Externally

To the front of the property there is a 5-bar gate leading to a shingle driveway which provides off-road parking for 10 vehicles, it sweeps on past the main lawns and a slabbed path to the main door.

This slabbed path continues to the garaging area. There is an enormous cutaway section in between the barn and parking and cutaway with 2/3 of the roof taken back, exposing the old barn but giving a massive undercover alfresco courtyard.

One large double garage with 2 up and over doors which are both electrically operated with a large oil tank sat within it, concreate flooring and internal iron work gate which leads through behind the 2 stores which were originally stables with stable style doors.
The garden itself is south and west facing and is totally contains with original stone flooring, red brick steps lead down from the driveway, down to the main area of level lawn with deep, well-tended and stocked flowering and herbaceous borders, mature trees, generous pond with central water feature.

Through underneath the arbour there is a little log seat, and the path continues round to the working part of the garden with raised vegetable beds, composting areas, greenhouse and sectioned off with a low picket style fence. Timber garden shed and round to the lower part of the garden with redbrick laid patio, further pond, water feature, outside tap and access to the utility room.









Situation

This very attractive property is located in the Somerset village of Witham Friary which is located approximately 6 miles from the historic towns of Frome and Bruton.

The village has a 13th century church and a unique Public house and there is a primary school in Upton Noble, about 3 miles away. The area is well served by Public schools, which include All Hallows' Prep, Downside, King's Bruton and Bruton School for girls.

The market town of Frome has an excellent up and coming reputation and is well known for some beautiful shops and a countywide market. 'The Cheese and Grain', which hosts various well supported events. Frome has 3 theatres, a cinema, a large sports centre and there is regular access to Bristol, and London Paddington from the station, approx. 90 mins and direct twice per day. The A303 to London is only 10 minutes' drive from Witham and Bath, a World Heritage site, is only 20 miles away, offering a large range of shops and fine restaurants and wine bars.

Additionally, the Cathedral town of Wells is 18 miles away, and Longleat and Stourhead are on hand too.

The property is also surrounded by attractive open countryside and woodland nearby with some delightful walks.

Description

Manor Barn is approached through a 5-bar gate, leading to the shingle driveway providing access to the gardens, the off-road parking area and garaging. The gardens are located mainly to the front of the property, enjoying great privacy from the lane by the garage and 'stable stores. The gardens, terraces, seating areas and lawns face mainly south and west in terms of aspect.

Once inside the property, the majority of the accommodation is set to the ground floor yet with still nearly 1000 sqft of bedrooms and a shower room upstairs.

The ground floor starts with a welcoming hallway leading to the study and then splitting north and south. To the northern side there are two large bedrooms, cloakroom and a bathroom, all looking out to the gardens. The southern side opens into a 20ft square sitting room with a handsome fireplace, then a dining room, onto the well-appointed kitchen/breakfast room and lastly a handy utility room.

Externally there are many places within the garden to enjoy the countryside feel and manicured flowering borders and pond.

General Information

Services: Water and electric are connected
Heating: Full oil-fired central heating
Tenure: Freehold
Council Tax Band: G

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