



A beautiful barn conversion in idyllic countryside

Old Dairy, Laverton, Bath, BA2 7RA

Freehold



Entrance hall • WC • Drawing room • Sitting room • Dining room • Kitchen/breakfast room • Study/playroom • Conservatory • Four bedrooms with en suite bathrooms • Gym/bedroom with en suite shower room

Description

Old Dairy is a beautiful, converted barn finished to a very high standard, with spacious open plan living, arranged mostly to the ground floor. Most rooms enjoy a view of its pretty courtyard and the whole is set in gardens and grounds of approximately 0.75 acres.

The house works well for families, with accommodation in excess of 4,000 sq ft and four very large bedrooms with en suite bathrooms as well as a further fifth bedroom/gym, with an en suite shower room. The home is stylishly appointed and offers a degree of flexibility over how the accommodation is used. There is access from most rooms to the courtyard as well as the gardens. The generous farmhouse kitchen, with working Aga, is well equipped and has a range of base, drawer and wall units as well as space for a large kitchen table and a feature vaulted ceiling. The dining, drawing and sitting rooms all have vaulted ceilings with exposed beams as well as feature wood burners. Leading off from the sitting room is a study/ playroom and leading off the kitchen is a garden conservatory and a boiler room.

The master bedroom offers a luxury suite which comprises a spacious well-appointed bathroom, spiral staircase to the bedroom area complete with fitted wardrobes and raised plinth with free standing roll edge bath.

Overall, this impressive home offers spacious, flexible, family living in the idyllic Somerset countryside approximately 11 miles of Georgian Bath.

Outside

To the front of the property there is a parking area and access to the front courtyard. The courtyard area is private and enclosed and has a centralised Greek urn and bespoke-ironwork seating. The large mature rear garden has an outdoor dining space with a BBQ, herb garden and summer house.





Situation

Old Dairy is situated along a quiet country lane in the picturesque hamlet of Laverton, surrounded by open countryside. The house is within close proximity to many popular local destinations like Babington House and Mells (both approx. 6 miles distant), as well as the recently opened country estate, The Newt, approximately 22.3 miles away. Amenities are provided in the nearby villages of Norton St Philip, Rode and Beckington. There is also a comprehensive range of leisure, business, educational and shopping facilities available in Frome, approximately 6 miles south, including a mainline train station with connections to London and Bristol via Westbury and Bath. Old Dairy is approximately 11 miles south of the World Heritage Site of Bath, famed for its Georgian architecture and Roman heritage. Bath offers a wealth of cultural, business and recreational amenities and excellent schools in both the state and independent sectors, along with two universities. Communication links are good, with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes). Situated within reach of the A303 via the A36, the property is well placed for access to London and the South West.

General Remarks and Stipulations

Services

Mains water and electricity. Private drainage and oil-fired heating.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Mendip Council www.mendip.gov.uk

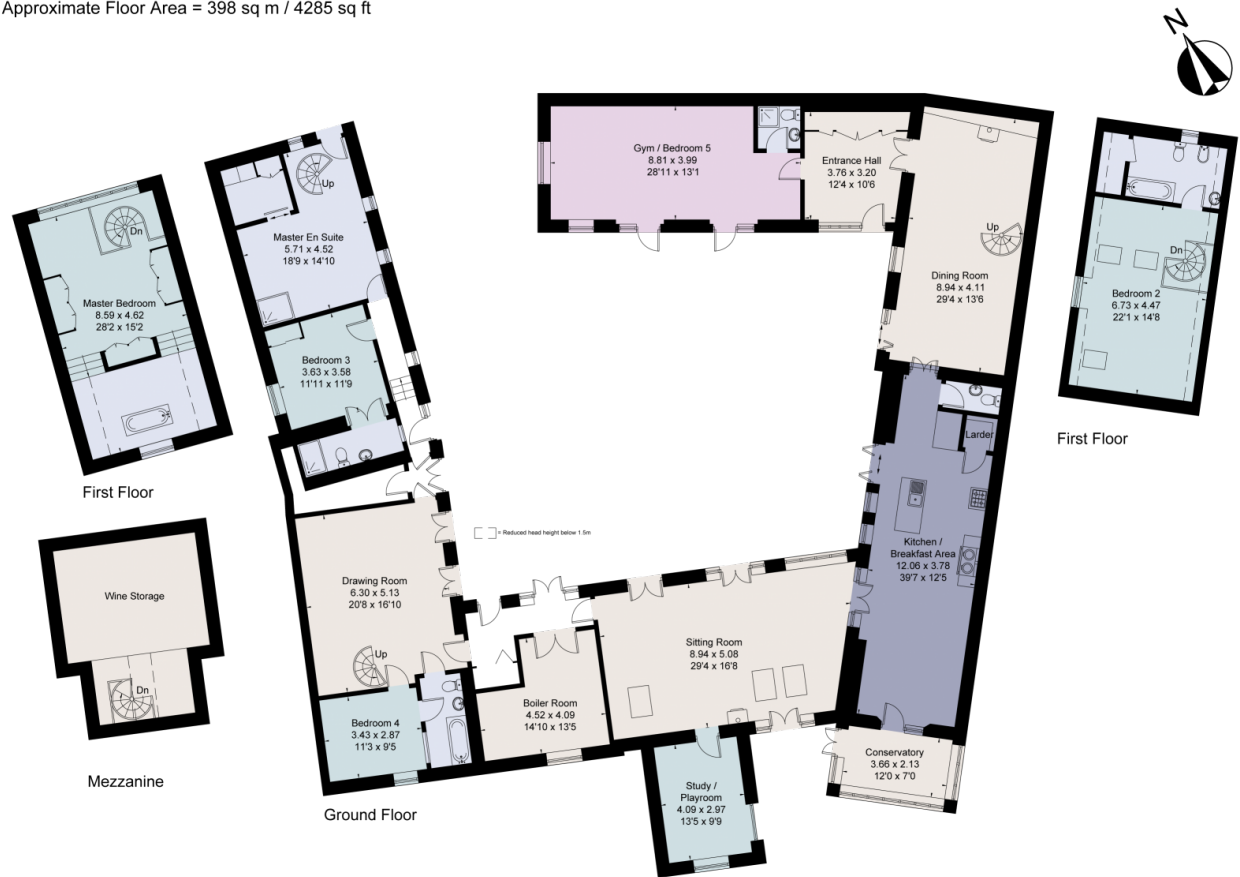
Viewings

Strictly by appointment with Savills.

Energy Performance

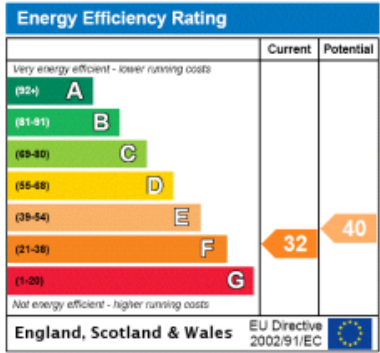
A copy of the full Energy Performance Certificate is available upon request.

Approximate Floor Area = 398 sq m / 4285 sq ft



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