



BLUE BARN FARM HOUSE

Winkworth





Blue Barn Farm House , Southwick, BA14 9PD

Blue Barn Farm is a fabulous Grade II listed property that dates back to the 1740's. It has been tastefully updated over the years but many original features still remain.

Grade II listed | Georgian | 4 bedrooms | 5 Bathroom | Planning for extension approved

Bath 12 miles | Frome 5 miles | Rode 2 miles

Winkworth

DESCRIPTION

A detached, 4-bedroom, 1740s farmhouse in the picturesque village, Southwick. The property has been tastefully updated whilst maintaining many original features. Situated on circa 1/4 acre of land, this property boasts character, space and seclusion.

The property has extremely versatile accommodation stretched over 3 floors. On the ground floor there is 3 reception rooms, one at the rear of the property that is currently being used as a TV room/ Snug, the other is a more formal lounge area. It is 21ft long and benefits from having a beautiful original working fireplace. The final reception room is just off the kitchen and could easily be used as a dining room. The kitchen is a country style kitchen. It is a great sized room and also has amazing stone work within. At the rear of the property you have access down to the clear that has restrictive head access but makes a great space for storage. Additionally, there is planning permission approved for there to be an extension on the side of the property for a larger kitchen/ games room. Wiltshire planning ref: 14/09598/LBC.

The bedrooms are situated on the first and second floor. Accessed by the stair way at the rear of the property you have the primary bedroom. This has southerly windows that floods the room with natural light. This room also has an en-suite bathroom and a dressing room. The other bedroom has dual aspect windows and has its own W/C. Accessed by a separate staircase above the kitchen is your third, double bedroom with an ensuite shower. This room has westerly views over a neighbouring field.

On the second floor you have the final bedroom. This room is built into the loft space and has a great contrast of exposed floorboards and beams. There is also a separate bathroom.

There is a very useful carport/ outbuilding that provides a utility space. The garden has multiple lawned areas that wrap around the property. There is a driveway that can fit multiple cars.

Southwick is located in between Bath (c. 12 Miles) and Frome (c. 5 Miles). It is in the heart of the Wiltshire countryside and is nearby to local towns of Rode (c. 2 Miles), Trowbridge (c. 2 Miles) and Warminster (c. 9 Miles). Locally there is a variety of country pubs and a food hall. You have Longleat Safari park nearby and The Newt, Iford manor and Farley Castle all close by. There are plenty of walking, cycling and riding opportunities from the property.





TENURE

Freehold.

SERVICES

All main services are connected

LOCAL AUTHORITY

Wiltshire Council

Tel: 0300 456 0100 or www.wiltshire.gov.uk/

VIEWING

Strictly by appointment with Winkworth Bath

FIXTURES & FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.





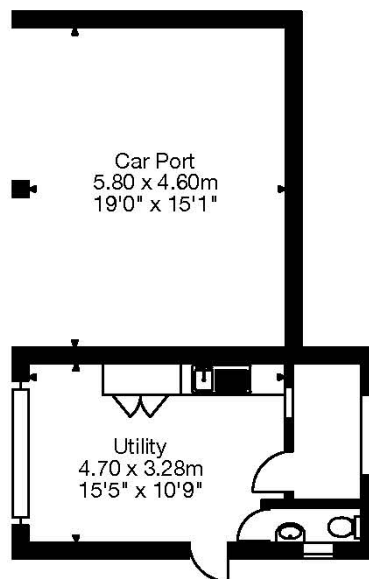
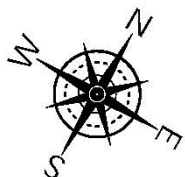




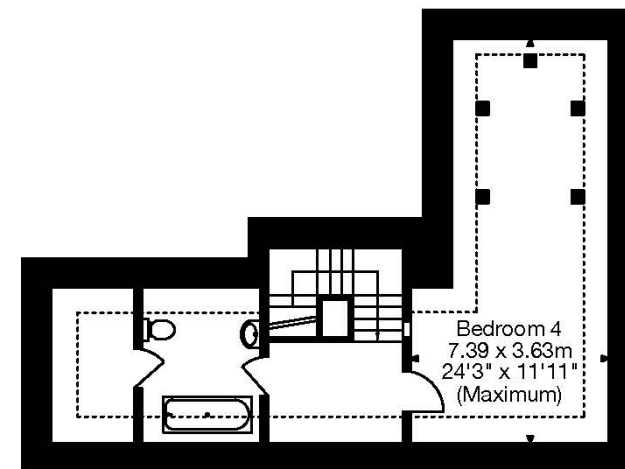
Main House
2485 Sq Ft - 231 Sq M

Outbuilding
524 Sq Ft - 49 Sq M

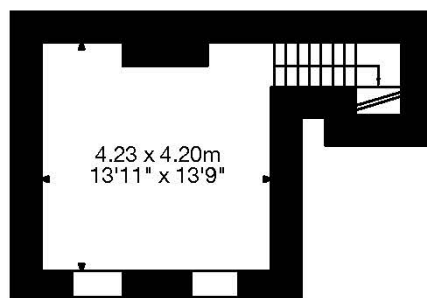
Total Area
3009 Sq Ft - 280 Sq M



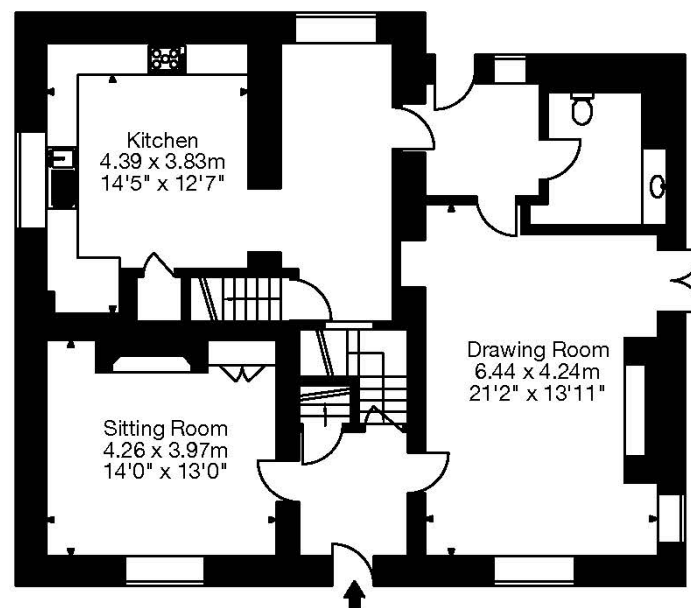
Outbuilding



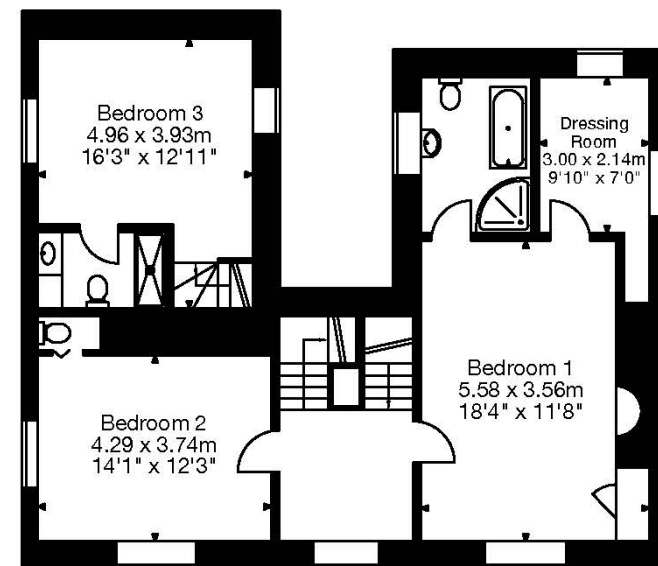
Second Floor



Cellar



Ground Floor



First Floor

Capture Property Marketing 2022. Drawn to RDS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

Winkworth

Winkworth Estate Agents Bath
13 Argyle Street
Bath
BA2 4BQ

01225 829000 | bath@winkworth.co.uk