



Barn at Southmead Farm, Charlton Road, Holcombe, BA3 5EX

Guide Price £295,000  
Freehold

COOPER  
AND  
TANNER

# Barn at Southmead Farm

## Charlton Road

### Holcombe, BA3 5EX

 3  1  4 EPC N/A

#### Description

The chance to be able to create a contemporary home in a rural setting is the dream of many and this barn offers just that opportunity.

Consent to convert the existing agricultural barn was granted via the Prior Approval process on the 1<sup>st</sup> November 2022 (planning reference 2022/1794/PAA). The exterior of the barn is a combination of rendered brick work and timber cladding under profile sheeting for the roof. However, subject to gaining the necessary consents this could be changed to different materials.

The proposed accommodation will comprise an entrance hall with stairs rising to the first floor. Doors lead to two large double bedrooms, both having ensuite bathroom and one a large build in cupboard. Taking the entire width of the rear of the barn is a wonderful open plan kitchen and living room with two sets of bi fold doors opening onto the garden area and making the most of the wonderful south westerly rural aspect towards Holcombe church tower and beyond. This area of the barn is open to the roof with further high level windows bringing in more natural light.

The first floor area offers a galleried landing area over looking the living room and with views to the rear. The master bedroom occupies this floor with an en suite bathroom.

#### Outside

The barn is accessed via a shared entrance from Charlton Road with a vehicular gate to the front of the barn leading to an area with ample space for parking several cars.

The garden lies to the rear of the barn and with the doors opening from the living room will be a superb place for al fresco dining.

#### Additional land

The vendors would consider selling an area of the land to the rear of the barn as coloured blue on the sale plan by separate negotiation. The area shown extends to just over ½ an acre.

#### Location

Southmead Farm is located just outside the village of Holcombe, close to the edge of the Mendip Hills and about 12 miles south of Bath. Holcombe is a thriving community with an active church, village football club, farm shop, bar and restaurant (Holcombe Farm shop and Kitchen) and hotel (The Holcombe Inn). Further facilities such as village shops and primary schools can be found in the neighbouring villages of Coleford, Chilcompton and Stoke St Michael. The towns of Frome, Midsomer Norton and Shepton Mallet all provide a wider range of amenities and facilities.





## Services

Mains electricity has been brought onto the site but would need to be connected to the barn. A private drainage system would need to be installed. There is no mains water close by and so a borehole would need to be installed to provide water. The neighbouring properties are all run successfully on similar systems and would be more than happy to discuss how they work with interested parties. Potential purchasers must rely on their own enquiries with regard to the location of any services and the making a connection into them.

## Agents Note

The barn will be sold subject to a conveyance stating that any changes to the current plans will need to be approved by the vendors and that it can only be converted to provide one single dwelling.

## Directions

The Barn will be found on Charlton Road just before the village of Holcombe when coming from the Kilmersdon direction.

What3words: foot.durations.froth





## FROME OFFICE

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