

# MANOR BARN, MARCHANTS LANE, PIPEHOUSE, NR BATH



Winkworth



## **MANOR BARN**

MARCHANTS LANE, PIPEHOUSE, NR BATH

A "Barn Style" contemporary 4 bedroom detached property in the popular hamlet of Pipehouse, near Freshford.

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Kitchen/Dining room | Utility room | Sitting room | Cloakroom | Principal bedroom suite with en suite shower room and wardrobes | Family Bathroom  
Bedroom 2 with en suite shower room | 2 further bedrooms

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Garden | Double garage | Driveway with parking for 2 cars

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Bath (Pulteney bridge) 6.1 miles, Bath Spa to London Paddington approx. 90 mins, M4 Junction 18 c.13 miles

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### Bath office

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See things differently.

## DESCRIPTION

This spacious 4 bedroom family home has been beautifully designed. The property is accessed via an impressive Barn Style atrium with a double height ceiling and ornate staircase to the upper floor. The spacious accommodation is arranged over two storeys and is in immaculate order throughout.

To the left of the hall, double half-glazed doors lead to the spacious sitting room with glazed doors leading onto the patio and pretty enclosed garden. The modern kitchen/dining room has a large island, integrated appliances and ample space for a large dining table.

Off the kitchen there is a utility room with sink and space for washing machine and access to the double garage.

Upstairs the light and airy landing leads to the bedrooms. Bedroom 1 is a very large double with an en suite shower room and fitted wardrobes, Bedroom 2 is also a large double with wardrobes and an en suite shower room. There is a spacious family bathroom with bath and separate shower cubicle and two heated towel rails. Bedroom 3 is another spacious room with fitted wardrobes and Bedroom 4, also a double, is currently used as a home office/study.

## OUTSIDE

To the side of the house there is a driveway across the front of the garage and a pathway across the front garden leading to a side door which opens into the kitchen.

There is an enclosed lawned garden and a paved patio area, ideal for Al Fresco dining. There is a garden shed and access to the garage from the garden.



## LOCATION

Marchants Lane is a modern development of high-quality contemporary houses in the popular village of Pipehouse, near Freshford. Freshford is a very popular and well equipped village near Bath. It has the benefit of a local shop, public house, primary school, church and village hall as well as a branch mine railway to Bath. Pipehouse is located just 6 miles from the UNESCO World Heritage City of Bath with its wide range of amenities including restaurants, shops, cultural, educational and leisure facilities.

## FIXTURES AND 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.

## TENURE

Freehold

## UTILITIES

Mains Gas, Electric and Water

## COUNCIL TAX BAND

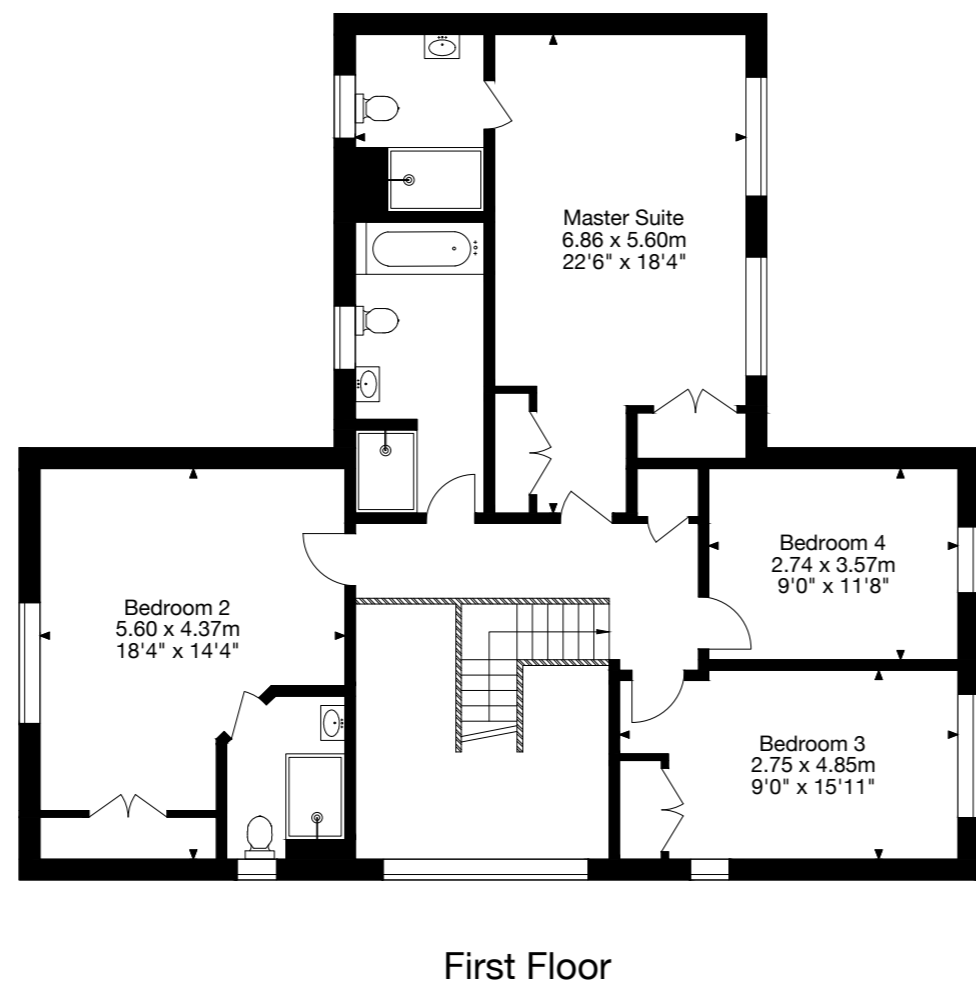
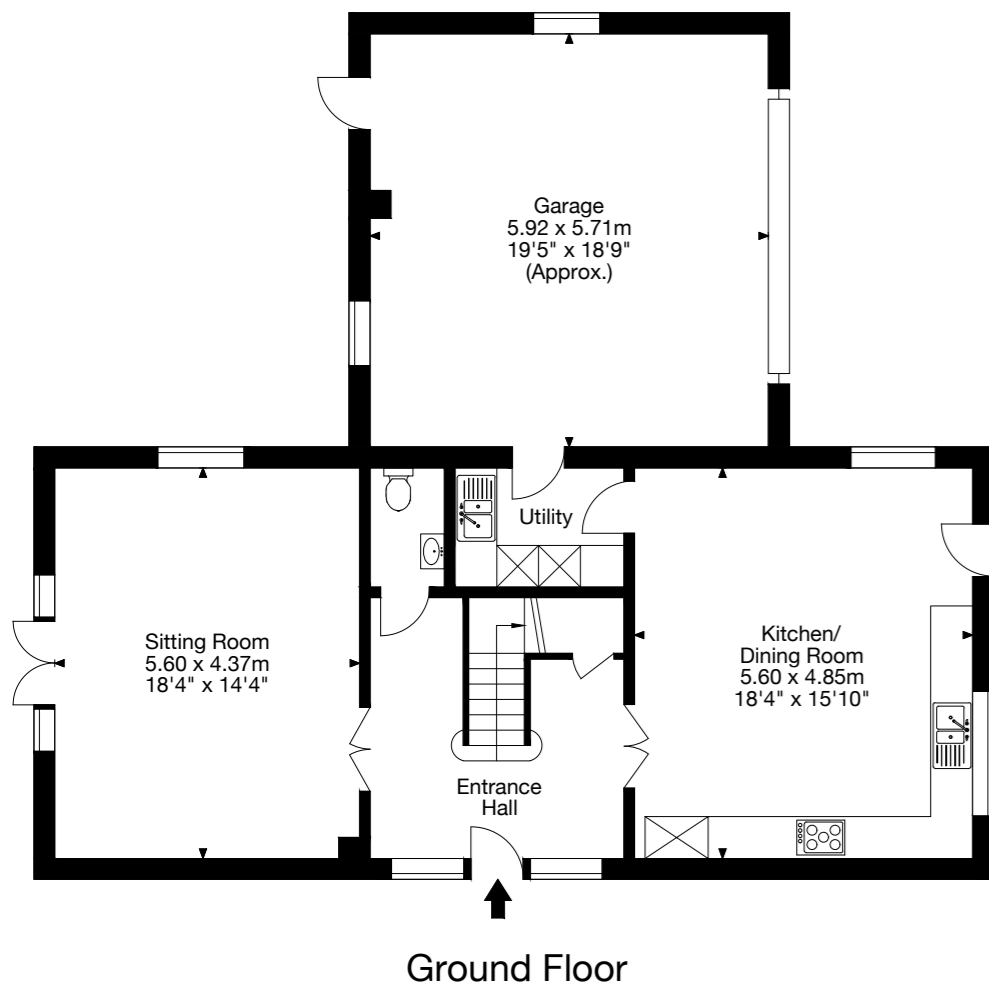
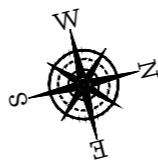
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## VIEWING

Strictly by appointment via sole agent Winkworth 01225 829000



Manor Barn, 1 Marchant's Lane, Pipehouse BA2 7PN  
 Gross Internal Area (Approx.)  
 Main House = 171 sq m / 1,840 sq ft  
 Garage = 33 sq m / 359 sq ft  
 Total Area = 204 sq m / 2,199 sq ft





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