



The Barn Bector Lane, Bath, BA3 5HH

Guide price £948,000





The Barn Bector Lane

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- Full Height Glass Atrium
- Freehold Holiday Home
- Design & Build
- 12 Month Occupancy
- Breath taking Views
- Four Bathrooms
- Private Gardens and parking
- Four Bedrooms
- Luxury Spa Access
- Excellent Rental Potential

The Barn is the perfect luxury holiday home with just over 2400 sq ft of accommodation and boasting large, contemporary windows allowing natural light throughout the property and a first-floor balcony accessible from the master bedroom where you can enjoy spectacular views over the estate. The Barn's traditional and sustainable design creates a charming retreat that sits perfectly within its natural woodland surroundings. This innovative and quite spectacular Cookwood Estate will combine modern architecture and the great outdoors. All purchasers will be able to choose from a wide selection of Freehold plots, locations, breath-taking views and property design. The beautiful holiday homes will benefit from 12-month occupancy and all year round use of the incredible Spa facilities, indoor swimming pool and restaurant. Cookwood is a family-owned luxury Estate, and the whole philosophy is to allow buyers to create their "Grand Design" in a jaw-dropping rural Somerset location. Properties can be situated deep in the woods or elevated overlooking the natural lakes with far-reaching views to both sides. The Farm Shop is currently being developed and will be followed by a kids club, stylish restaurant and superb spa complex, including an indoor swimming pool. Outside, the Estate will offer the family so much to do, including the Mineral lake with a private beach, zip wires, stables with horse riding and livery and numerous bridle walks and footpaths. Cookwood is located in the South West of England in the beautiful county of Somerset, and is situated between the villages of Stoke St Michael, Holcombe and Mells, on the outskirts of the city of Bath. Cookwood is also close to Frome, voted one of the best places to live in the UK, and the medieval city of Wells. We are just 90 minutes from Heathrow airport and 30 minutes from Bristol Airport. The estate is surrounded by many beautiful towns and villages, and many world-renowned landmarks, with local coasts and beaches within

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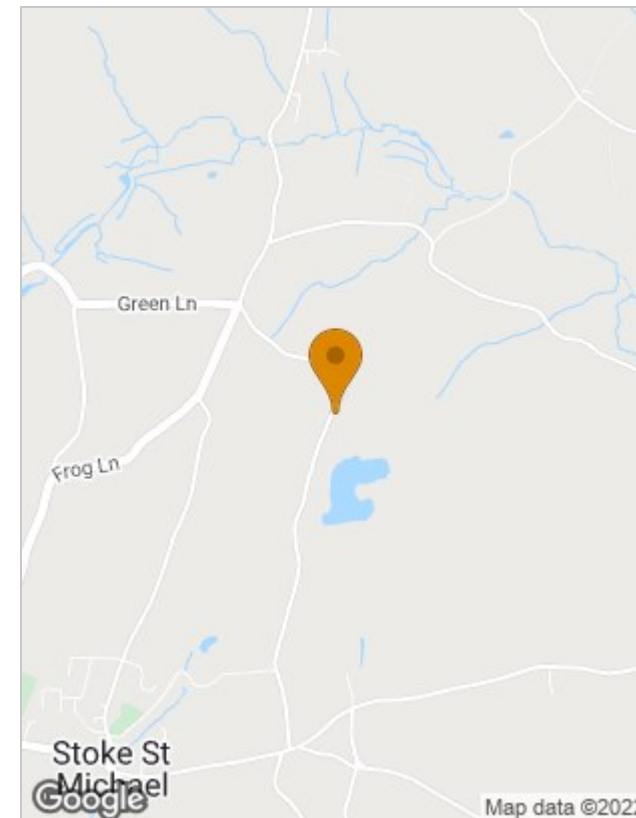





Floor Plans




Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

Viewing

Please contact our Rivendell Estates Office on 01373 488 688 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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