





# 2 Mill Farm Barn

Nestled in the village of Kelston, 2 Mill Farm Barn is a detached four-bedroom home set within a corner plot with a garage, driveway, two-bedroom self-contained annexe and private walled gardens. Converted from 19th-century farm buildings around 1999–2000, it blends rustic character with modern convenience.

- Detached family home
- Separate annexe
- Four bedrooms
- Two bathrooms
- Three reception rooms
- Garage

We chose the house for its charm and solidly built traditional style and a wonderful walled garden providing privacy,' explain the owners. They add, 'the annexe is a real asset, providing space for family and visitors.' Designed for both family life and entertaining, the ground floor includes a dining room flowing into the kitchen past a utility, leading onto the hall and sitting room. A double bedroom with en suite, a smaller bedroom currently used as a study, and a bright conservatory complete this floor. 'The conservatory is in use all year except when temperatures are below freezing. It's south-facing so gets plenty of sun but has good ventilation and is even better when the glass doors are thrown open.' Upstairs, two further bedrooms and a family bathroom provide comfortable accommodation.

The walled garden is another highlight, private and easily maintained. 'It's perfect both for gardeners and those who prefer to sit in the shade and read a book. Nothing too strenuous and the walls keep intrusions at bay,' they note. From the garden, it is easy to reach the surrounding countryside, with favourite walks leading down to the River Avon or up to Kelston Roundhill.















Kelston itself is a village with a strong sense of community. 'Our neighbours have been outstanding—friendly and helpful,' the owners say. Local life is enriched by regular events in the hall, an active email list and WhatsApp group, and projects such as the introduction of high-speed internet. 'Locally, The Old Crown Inn is a lively pub, while Park Farm Café is famed for its delicious award-winning cheeses.' With Bath and Bristol nearby, and the M4, M5 and trains to London within easy reach, the location offers excellent connections. 'The cultural delights of Bath are only 10 minutes away by car and London 75 minutes by train.'

'Sitting in the corner of the garden watching the sun go down in the summer is a joy.'

'The property offers ample room for people to relax both inside and out.'

'We will miss the ease of living in a small village close to a great city, as well as the neighbours and community around us.'



## ADDITIONAL INFORMATION

TENURE: Freehold

SERVICES: Mains electric, water, drainage and private drainage.

COUNCIL TAX BAND: F

LOCAL AUTHORITY: BANES

EPC RATING: C







# Bath, Somerset, BA1

Approximate Area = 1782 sq ft / 165.5 sq m (excludes garage)

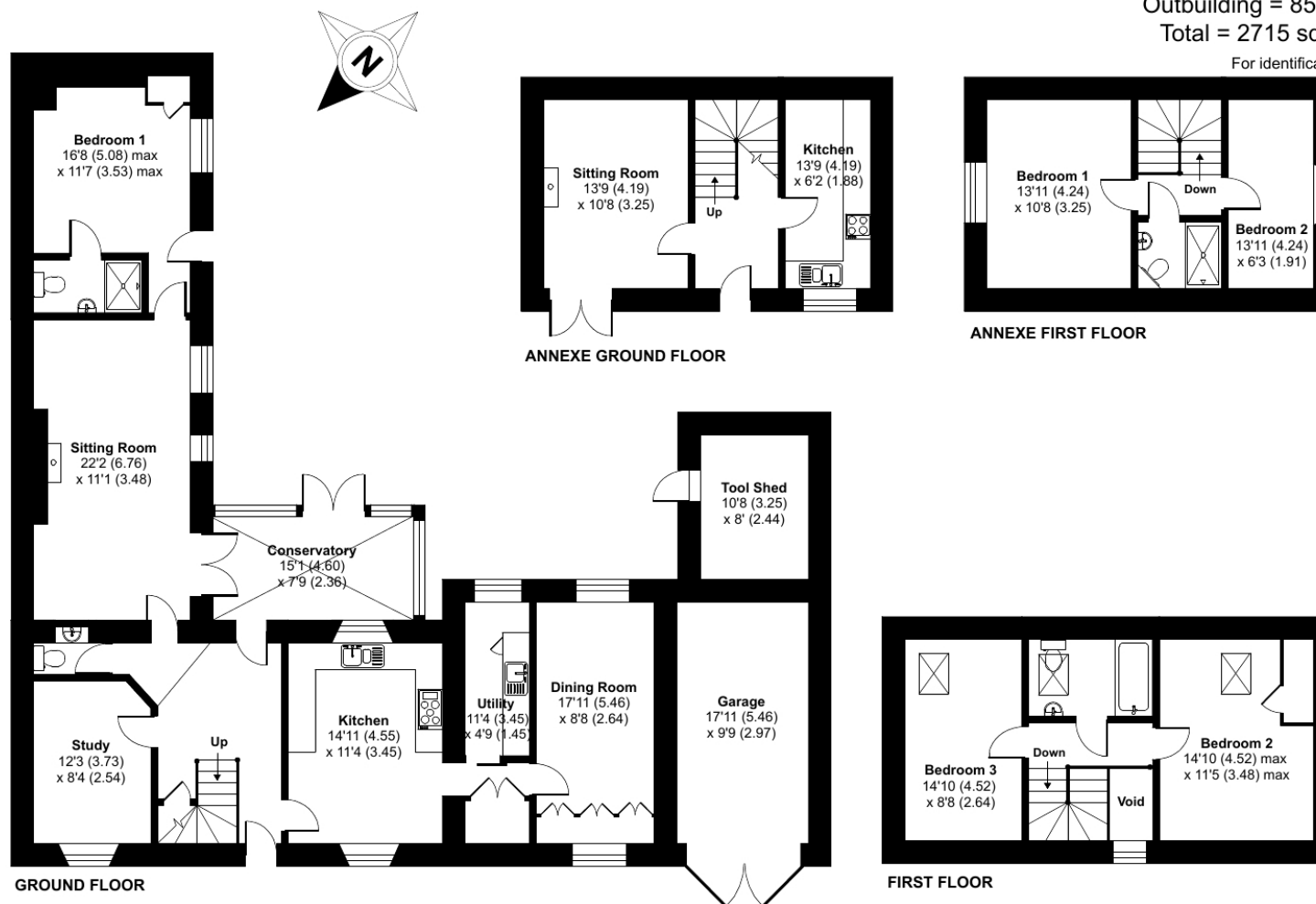
Annexe = 672 sq ft / 62.4 sq m

Garage = 176 sq ft / 16.3 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 2715 sq ft / 252.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Fine & Country Homes of Bath Ltd.. REF: 1353569





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