



BATH AND RURAL
— ESTATE AGENTS —

2 Mill Farm Barn
Kelston | Bath | Somerset | BA1 9AQ

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.

- Period barn conversion
- Separate two bedroom annexe
- Four bedrooms
- Three reception rooms
- Garage

Converted from 19th-century farm buildings around 1999–2000, it blends rustic character with modern convenience. ‘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 passed 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 electricity, gas, water, drainage and private sewerage

COUNCIL TAX: F

EPC Rating: C

LOCAL AUTHORITY:

Banes

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Bath, Somerset, BA1

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

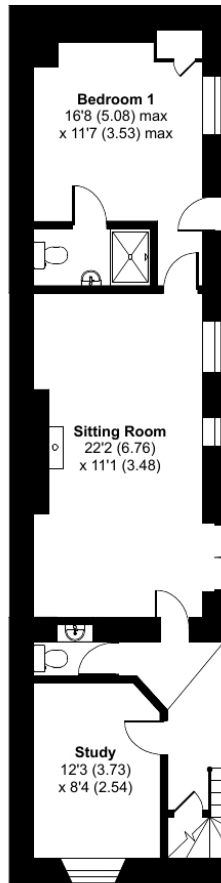
Annexe = 672 sq ft / 62.4 sq m

Garage = 176 sq ft / 16.3 sq m

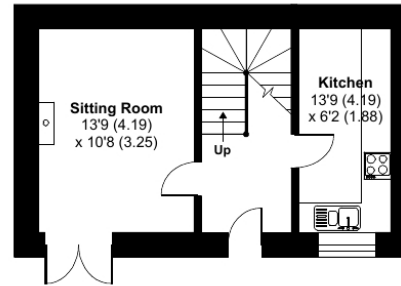
Outbuilding = 85 sq ft / 7.8 sq m

Total = 2715 sq ft / 252.2 sq m

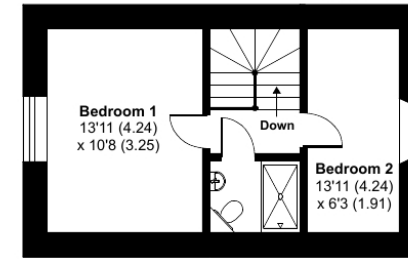
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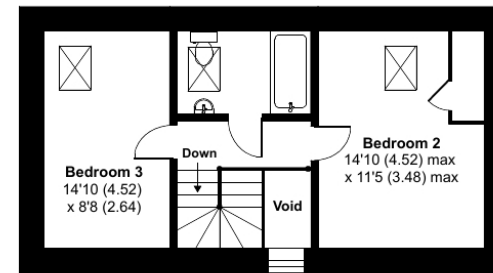
GROUND FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



FIRST FLOOR



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

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BATH and RURAL Estate Agents

Tel: 01225 320032
36 Gay Street, Bath BA1 2NT

office@bathandrural.com
bathandrural.com



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