



BATH AND RURAL
— ESTATE AGENTS —

The Old Byre
Combe Hay | Bath | Somerset | BA2 7EG

The Old Byre

Beautifully arranged single-storey living in a peaceful, elevated setting with far-reaching countryside views.

- Four bedroom, single storey home
- Three reception rooms
- Two bathrooms
- Off street parking and double garage
- Village location

Positioned in the desirable village of Combe Hay, just south of Bath, The Old Byre is a characterful former cowshed dating from around 1900 and converted in 1983, with a later extension and a vaulted ceiling dining room addition completed in 2015. Today, it offers beautifully arranged single-storey living in a peaceful, elevated setting with far-reaching countryside views.

The owners, who have lived here since October 2014, say, 'We were drawn to the village first and foremost, and then to the potential of a single-storey home we could restyle to suit modern living.' Originally a working byre where cows were milked after coming up from the lower meadow, the property still carries that sense of heritage, with original beams throughout now carefully balanced with thoughtful updates.

Recent improvements include limestone flooring, new radiators, updated bathrooms, a WC off a new utility room, replacement internal and wardrobe doors, and a new roof covering. A hand-built Shaker-style kitchen and two log-burning stoves add warmth and craftsmanship. The result is a home that feels both authentic and comfortable.

Arranged entirely on one easy level, the layout flows effortlessly, making it ideal for family life and entertaining. A vaulted ceiling crowns the entrance hall, opening into a welcoming reception space. The generous reception room leads through to the dining room, with doors onto a south-facing patio, creating a natural connection between inside and out. The sitting room enjoys triple-aspect views to the east, south and west, while each window frames a different outlook across the surrounding landscape.







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Outside, the large mature walled garden sits on level ground, offering privacy, peace and plenty of space to relax. A double garage and secure off-road parking for several vehicles add practicality. 'It's incredibly tranquil here - you feel close to nature all the time,' the owners say.

Combe Hay is known for its warm and supportive community, centred around the Wheatsheaf pub, church/library and regular village gatherings. 'There's a very active social scene in the pub and regular get-togethers for those who want it.' With convenient access to Odd Down Park and Ride, a doctor's surgery and Sainsbury's supermarket, the location combines rural charm with everyday ease.

'It has been a wonderful family home, perfect for entertaining, with light-filled rooms that connect so well.'

'The views from every window are different, and the vaulted entrance hall always makes an impression.'

'We'll miss the peace, the community and the setting - truly, all of it.'

ADDITIONAL INFORMATION TENURE:

Freehold

SERVICES:

Mains water and electricity. Oil central heating and private drainage.

COUNCIL TAX:

Band G

LOCAL AUTHORITY:

Banes

EPC Rating: D

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.





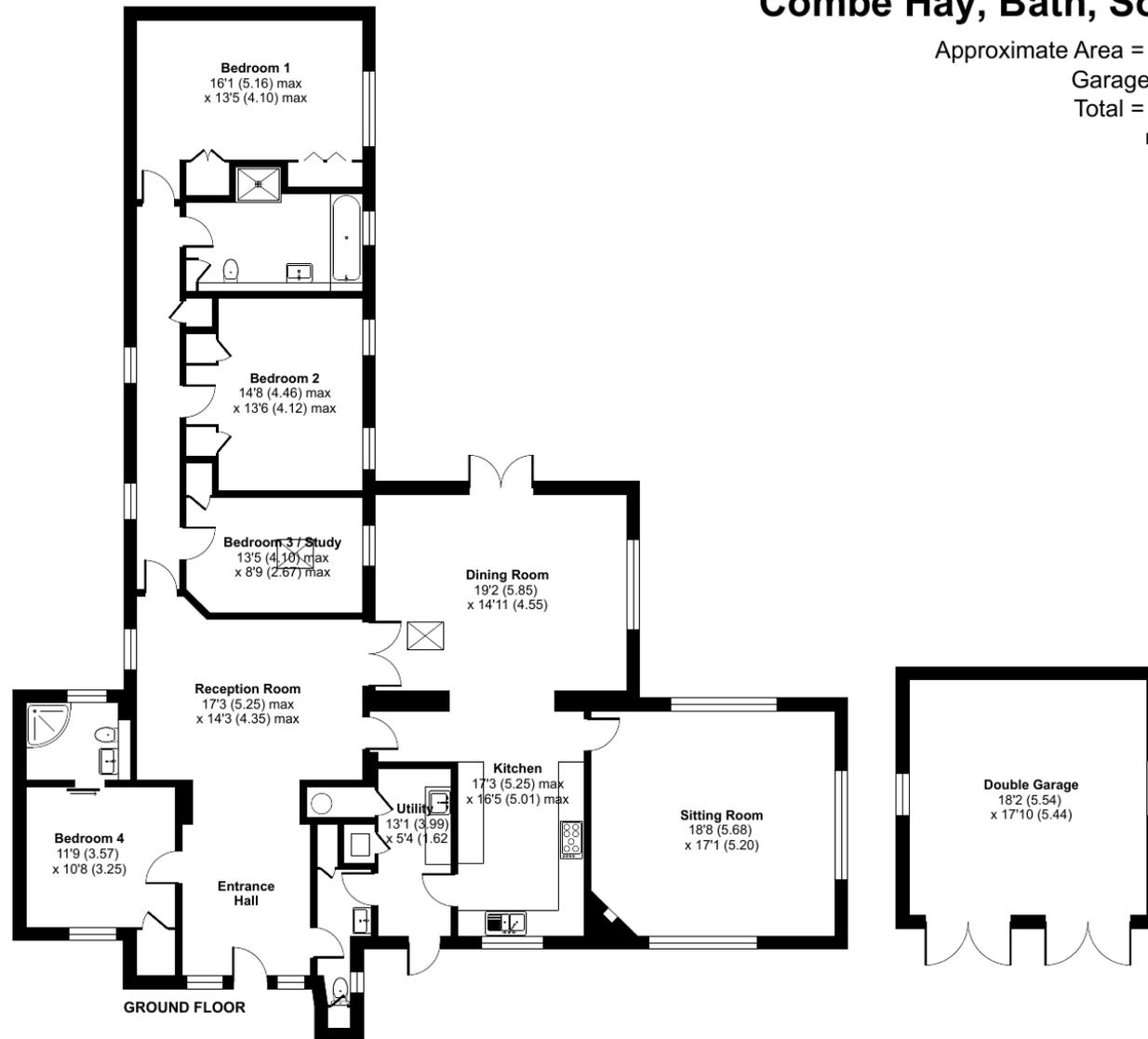
Combe Hay, Bath, Somerset, BA2

Approximate Area = 2342 sq ft / 217.5 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2666 sq ft / 247.6 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). © n1checom 2026. Produced for Fine & Country Homes of Bath Ltd.. REF: 1416594

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