

# Pitway Farmhouse, Farrington Gurney

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# A delightful and well presented Grade II listed former farmhouse with private south-facing garden.

## Distances

Bristol 12.4 miles, Bath 9 miles, Wells 9 miles, Bristol Airport 12 miles, Bath Spa Rail Station (London Paddington) 11 miles (all distances approximate)

## Description

Pitway Farmhouse is a most delightful former Duchy farmhouse that is very attractively presented and is semi-detached, but very private. It is believed to date from 1707 with later additions and is Grade II listed. The present owner purchased the property 2008/2009 and has since sympathetically maintained and improved the property ensuring that its period character blends with modern day living. The rooms are well proportioned and light. There is a warm and friendly atmosphere throughout.

There are many features appropriate to the period which include stone mullion windows, tessellated floor in the entrance hall, a combination of stripped wood and reclaimed wood floors on the ground floor, stone and brick fireplaces, beamed ceilings, and a flagstone floor in the utility room.

The central entrance hall gives access to the sitting room with beamed ceiling and open fire place, and to the cinema room with a stone chimney breast and fireplace, and fitted bar area. The spacious inner hall has a turning staircase rising to the first floor with gallery landing. The study/family room has a stone and brick fireplace fitted with a log burning stove, and all three reception rooms look south over the private gardens. The impressive full height kitchen/breakfast room, with vaulted ceiling and exposed ceiling truss, was refitted in 2019 with a bespoke design. It is comprehensively fitted, includes integrated appliances such as a larder fridge, two ovens including a combination microwave, two warming drawers, dishwasher, separate fridge and freezer, electric induction hob, and wine fridge. An electric AGA was installed in 2018.



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There is a large island unit incorporating a breakfast bar. Folding doors open to the dining/garden room with atrium, a French door opens to the rear yard, and the original well is capped with a glazed cover. Off the kitchen is the very large utility room and a side entrance lobby opens to the outside and integral garage, with a converted room above providing an attic room. This wing provides flexibility in use as a self-contained annexe, subject to the necessary consents

All the bedroom accommodation is situated off the first floor landing, ideal for family living. Bedroom one is a very good size and has an en suite shower room. There are four further bedrooms and a family bath/shower room. Four of the five bedrooms have a lovely outlook over the garden.

## Outside

It is approached through a solid timber sliding electrically operated door and opens onto a generous parking area. The garden is a very good size and is south facing. It predominantly lies to the front of the house. It is private and enclosed by high mature mixed hedgerow. Immediately outside the front elevation is a combination of decking and flagstone bordered by climbing shrubs including roses, rockery, and summer house creating an ideal area for entertaining. There is a summer house and a jacuzzi. Around the garden are level lawns, pathways, many mature shrubs and tall mature trees intersperse the lawn, one with a tree house. There is a timber and tile bicycle/general store building with an adjoining timber and tile covered log store.

At the rear of the house is a yard accessed from the dining room, and two additional parking spaces, in front of the integral garage, which are accessed off Pitway Lane.

## Directions (BS39 6TX)

When in Pitway Lane, the property is seen along on the right hand side. The name is displayed.

**Services:** All mains services are connected to the property. Gas fired central heating. Electric AGA.

**Local Authority:** Bath & North East Somerset Tel 01225 394 041

**Council Tax Band:** E



**Approximate Gross Internal Floor Area**

Main House = 271 sq m / 2,917 sq ft

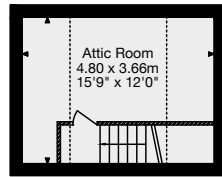
Garage = 41 sq m / 439 sq ft

Outbuildings = 13 sq m / 140 sq ft  
(Bike Store and Summer House)

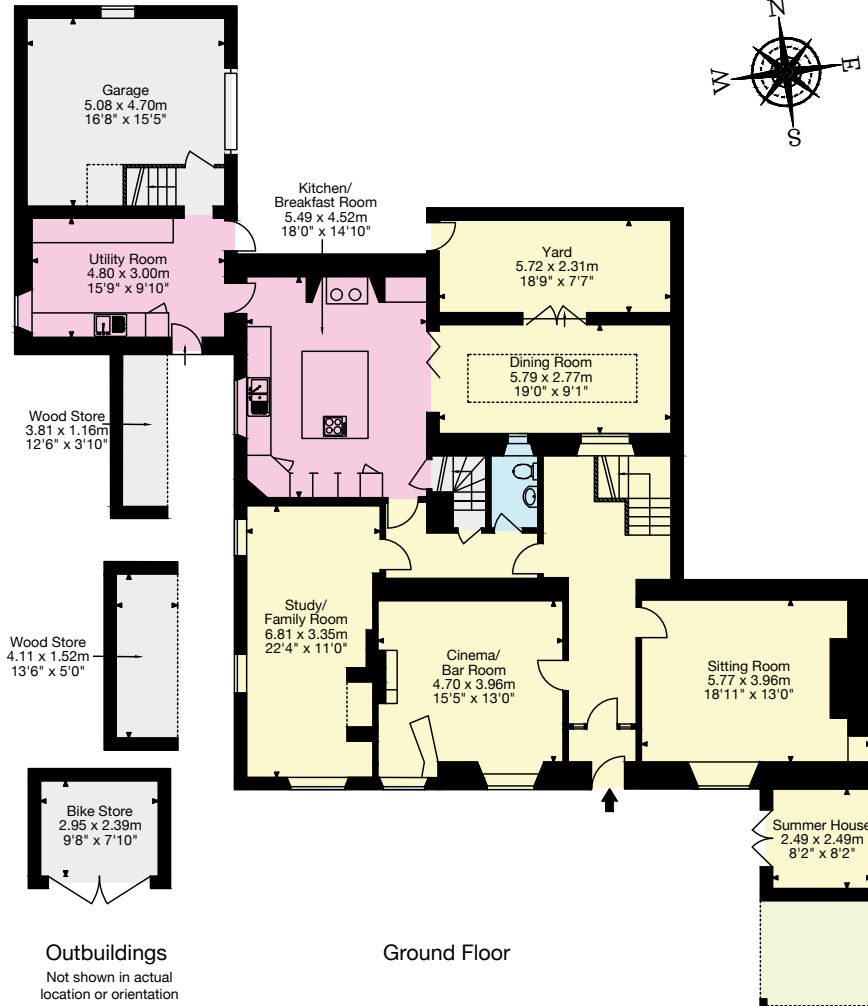
Wood Stores = 10 sq m / 113 sq ft

Total Area = 335 sq m / 3,609 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

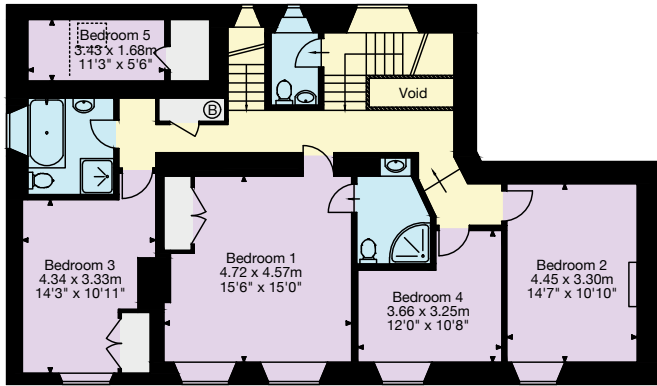


Garage First Floor



Outbuildings  
Not shown in actual location or orientation

Ground Floor



First Floor



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Particulars dated August 2022. Photographs and videos dated August 2022.

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