

A large, two-story stone house with a grey roof, situated on a hillside. The house has a central entrance with a blue door and a large porch on the right side. A gravel driveway leads to the house, and a wooden fence runs along the left side of the property. The house is surrounded by lush greenery, including a tall, thin evergreen tree and various flowering plants.

Cleeve Hill House

Midford, BA2



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Freshford/Freshford Station 3 miles, Bath/Bath Spa Station 4.5 miles,
Bradford-on-Avon 6.5 miles, M4 (J18) 15.5 miles
(All times and distances are approximate)

A beautiful and spacious Grade II listed
Georgian family home, in a pretty village
close to Bath.

Lower Ground Floor

Cellar

Ground Floor

Drawing room | Withdrawing room | Kitchen | Utility
Orangery/dining room | Study | WC

First Floor

Principal bedroom en suite | Dressing room/bedroom 4
Garden room/bedroom 2 | Bedroom 3 | Family bathroom

Second Floor

Guest bedroom en suite | 3 Double bedrooms | Shower room

Gardens and Grounds

Landscaped gardens | 2 Private driveways
Double car port | Greenhouse

In all approximately 1.10 acres



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Situation

Midford village sits in a pretty valley to the south of Bath and extends across two counties of Somerset and Wiltshire. It's both a beautiful and historical location: there are lovely local walks with popular gastro pubs, a farm shop and public woodlands en route and two brooks that cross paths nearby. The disused viaduct and Somerset Coal Canal offer a glimpse into the area's past as a transport hub, the nearby Combe Down Tunnel now providing a mile-long section on a Sustrans cycle route into Bath. Also nearby (and viewed from the house) is Midford Castle, a late 18th century folly castle.

The House

Sitting in the centre of a plot of just over an acre, Cleeve Hill House is an attractive Georgian house tucked away in an idyllic location with far reaching views of its surrounding hills. A substantial home, offering flexible accommodation, it was extended further in 2017 (by local architects whiteBOX) to create a light and spacious kitchen and orangery/dining room.

Inside its side entrance, wooden floorboards extend along the hallway, with the study, stairs to a cellar, utility and WC to the left and drawing room to the right. The study features an original well (covered with reinforced glass), and gives a glimpse to this home's varied and historical past as 16th century farm buildings, through to a Georgian home with additional Victorian, and now present-day, features. The spacious ground floor has several comfortable family rooms for multiple uses that can change through the seasons: renovated in 2015, the under floor heating, central heating and woodburner ensure the spaces are warm and cosy, while the CAT 5 cabling enables good online connections throughout.

At the heart of the ground floor, the contemporary kitchen has a central island with breakfast bar, Siemens ovens, double fridge/freezer and a useful walk-in pantry. The orangery has an apex ceiling window, panelled windows on one side and three French doors on the other that open onto a west-facing patio; it's a wonderful space.

Stairs up from the drawing room lead to the first floor. There's a garden room (or extra bedroom), so called because it has a door and steps down to the rear garden, the principal bedroom suite and dressing room, and a further bedroom and bathroom. From the large, square



hall, there are two staircases curving up to the second floor where there are four more bedrooms, a WC and a bathroom. The rooms on this floor have high, sloped ceilings with wooden beams, each light and bright with windows on to the gardens that surround the house.

Gardens and Grounds

There are two gated driveways up to the house - one directly from Midford Road and the other from Midford Lane, the latter with a carport and both with space for several cars. The plot is 1.10 acres, mostly lawn, its boundary secure with a combination of walls, fences, trees and hedges. The rear garden is elevated, but level, reached at one side of the house via a path and at the other via a grass slope or steps at the side of the orangery. Many of the trees were planted in the 1950s and ensure the garden remains private; there's a small orchard with fruit trees and an abundance of snowdrops, primroses and bluebells across the lawns. A paved seating area has views to Midford Castle and the hills beyond.

Directions (BA2 7DE)

From central Bath head west on Queen Square onto the A367. Turn right onto Midland Bridge/B3118, then left onto Lower Bristol Rd/A36. At the roundabout, take the 3rd exit onto Wells Rd/A367. Continue on this for approximately 1.5 miles. Turn left onto the Midford Rd/B3110. As the road bends left, under the viaduct and past The Hope & Anchor pub, Midford Lane is the second turn on the left. Cleeve Hill House is on the right.

Services

Mains water and electricity. Gas fired central heating. Private drainage (septic tank).

Local authority

Wiltshire Council - wiltshire.gov.uk

Council Tax

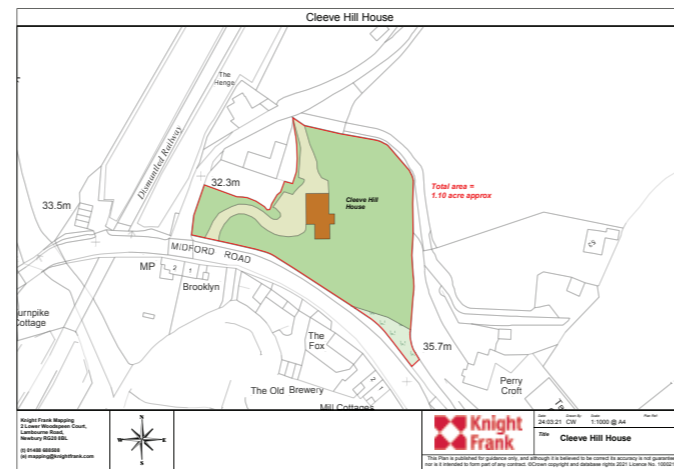
Band G

Tenure

Freehold

Viewings

Strictly by prior appointment with the agent.



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