



Woodborough Farmhouse, Woodborough, Near Bath

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# A late 18th century detached five bedroom farmhouse, in a peaceful rural position.

## Summary of accommodation

**Ground floor** Entrance hall | Living room | Library | Office | Open plan kitchen/dining room  
Utility room | Cloakroom

**First floor** Principal bedroom suite | Double bedroom en suite shower room | 3 double bedrooms | Bathroom

**Gardens, Grounds & Outbuildings** Landscaped gardens | Knot garden | Fruit cages  
Kitchen garden | Orchard | Woodland | Paddock | Double garage | Tool shed  
Potting shed | Field shelter

**In all approximately 9.01 acres**

## Distances

Wellow 3.5 miles, Bath City Centre 8 miles, Frome 9 Miles, Bristol 16 miles, Bristol Airport 18 miles  
(All distances are approximate).

## Situation

Woodborough Farmhouse is located in the hamlet of Woodborough, to the south of Bath. In the nearby village of Wellow there is The Parlour Shop, a community run village store, the Fox & Badger public house, a good primary school, tennis courts, a church and Wellow Trekking Centre. Shoscombe also offers the Apple Tree public house. Bath is nearby offering an excellent selection of amenities and cultural attractions.

Bath Spa station provides high speed rail links to London Paddington from a journey time of approximately 90 minutes; and the property is well placed for commuting to Bath, Bristol and the wider motorway network. Bath is renowned for the quality of its private and public schooling for boys and girls of all ages.



## The House

Dating back to circa 1780 Woodborough Farmhouse is a handsome detached home, presented in good order throughout and offering spacious accommodation arranged over two floors.

From the entrance hall is an office, library and the living room with a woodburner. Beyond this is the large open plan kitchen/dining room with a traditional Mark Wilkinson kitchen, central island, AGA and double doors leading out the beautiful gardens. Steps lead down from the inner hall to the utility room with flagstone floor.

On the first floor is the impressive principal bedroom suite comprising double bedroom, dressing room and bathroom. There is a guest bedroom with en suite shower room, three further double bedrooms and the family bathroom.



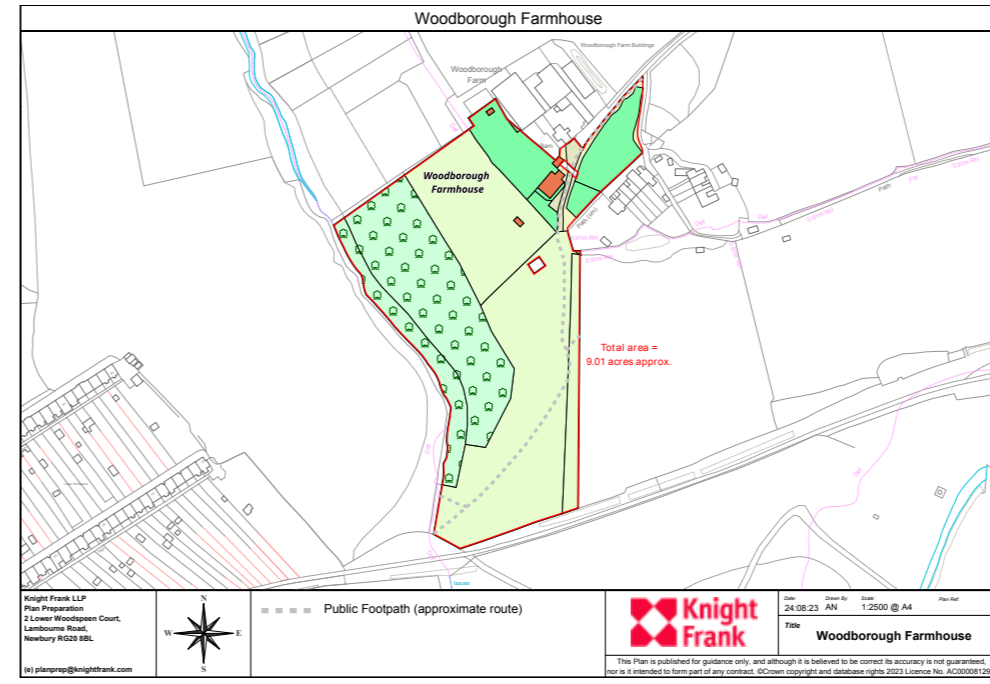
## Gardens, Grounds & Outbuildings

The property is approached onto a shared driveway, which then leads onto a private driveway where there is ample parking in addition to the double garage. There is an electric vehicle charging point in the garage.

The landscaped gardens at the rear of the house are a superb feature, comprising large lawns with a plethora of beautiful plants and shrubs, a spacious entertaining terrace and a cool sunken fire pit with seating area. There is a useful tool shed/garden store positioned at the end of the lawn.

At the front of the house there is a fabulous knot garden, a kitchen garden, fruit cages, a small orchard, lawn and a potting shed which contains an incredible scale model of the farmhouse.

The land is accessed via a five bar gate from the driveway, with sloping paddocks down to the woodland (Giffard Wood), where there is a magical area for al fresco entertaining hidden between the trees. At the bottom of the woodland is a stream which forms part of the Wellow Brook, and that there is access from the bottom of the paddock to the cycle path (National Cycle Route 24). There is a field shelter positioned on the upper slope of the paddock.



NB. There is a footpath that runs down the driveway and into the paddock.

## Directions (Postcode BA2 8LN)

Leave Bath City southwards on the Wellsway travelling towards Peasedown St John, at the Wellow roundabout take the 2nd exit. Turn left onto Braysdown Lane (signposted to Shoscombe) and then in just under 0.5 of a mile turn right onto Colliery Lane signposted Braysdown. After just under 0.5 of a mile turn left onto Woodborough Hill and continue on the lane bearing left at the bend. You will find Woodborough Farmhouse on your right hand side at the bottom.

## What Three Words

//upstarts.overgrown.verge

## Property information

**Services** Mains water and electricity. Mains drainage (with a pumping station owned and maintained by Wessex Water). Oil fired central heating.

**Method of Sale** We are advised that the property is Freehold.

**Local Authority** Bath & North East Somerset Council - bathnes.gov.uk

**Council Tax Band** G

**EPC** E

**Guide price** £1,500,000

**Viewings** Strictly by prior appointment with the Knight Frank, LLP

**Approximate Gross Internal Floor Area**

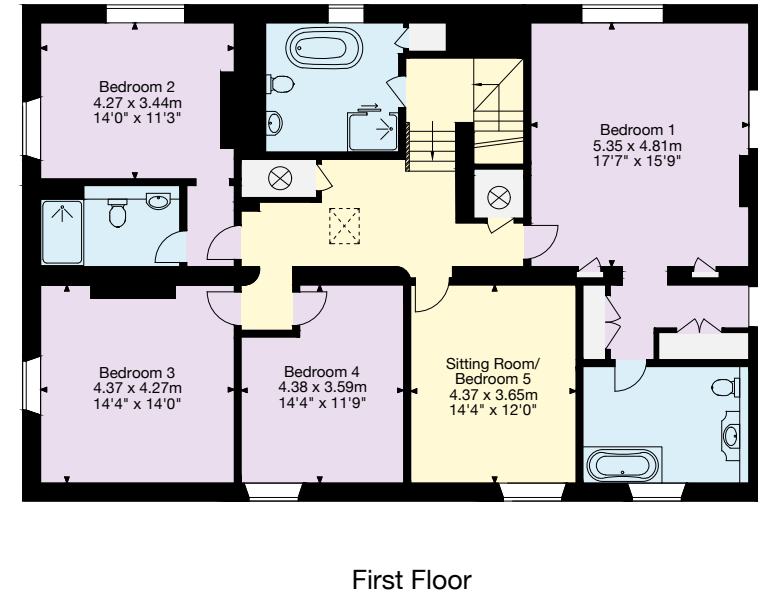
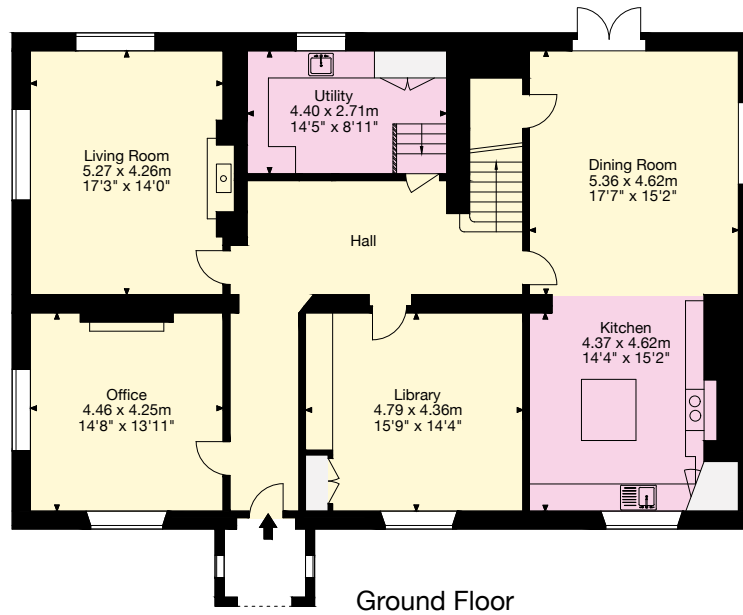
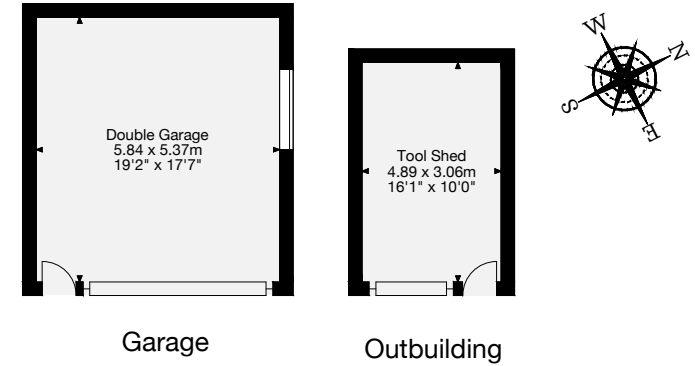
**Main House: 317 sq m / 3,412 sq ft**

**Garage: 31 sq m / 333 sq ft**

**Outbuilding: 14 sq m / 150 sq ft**

**Total Area: 362 sq m / 3,895 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.



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