



Cottage Farm, High Littleton, Near Bath

A gorgeous Grade II listed five bedroom detached family home, set in mature gardens.

Summary of accommodation

Ground floor Entrance hall | Living room | Snug | Open plan kitchen/dining room
Utility room | Boot room | Cloakroom

Lower ground floor Cellar

First floor Principal bedroom with en suite bathroom | 4 further double bedrooms
Bathroom | Shower room

Gardens, grounds and outbuildings Lawned gardens | Terrace | Garage and parking

In all approximately 0.36 of an acre

Distances

Bath 10 miles, Frome 12.5 miles, Wells 11 miles, Bristol 15 miles (All distances are approximate).

Situation

The thriving village of High Littleton is well served by local amenities including two general stores, primary school, public house, garage, and parish church. Farrington's Farm Shop & Café, Greyfield Woods, Farrington Park Golf Club and glorious countryside walks are all nearby.

The world heritage city of Bath is close at hand, in addition to the popular market town of Frome and the historic cities of Bristol and Wells.

The property is well placed for commuting to Bath and Bristol, in addition to the M4 providing access to the wider motorway network. Bristol Airport provides a wide range of national and international flights.



The House

Dating back to 1724, this characterful and secluded house enjoys a wealth of period features including exposed beams, an impressive inglenook fireplace and beautiful windows. The property is very well presented throughout and offers versatile modern family living space arranged over two floors.

On the ground floor from the large, welcoming entrance hall is the living room with an open fire and the cosy snug with woodburner. Of particular note is the large, open plan kitchen/dining room which is a wonderful family space. There is also a spacious boot room, utility room, gym/storage room and cloakroom. Steps lead to a cellar on the lower ground floor.

On the first floor is the principal bedroom with en suite bathroom, four further double bedrooms, the family bathroom and a shower room.



Gardens, Grounds & Outbuildings

The property is approached through double wooden gates onto a private driveway where there is parking for several vehicles in addition to the garage.

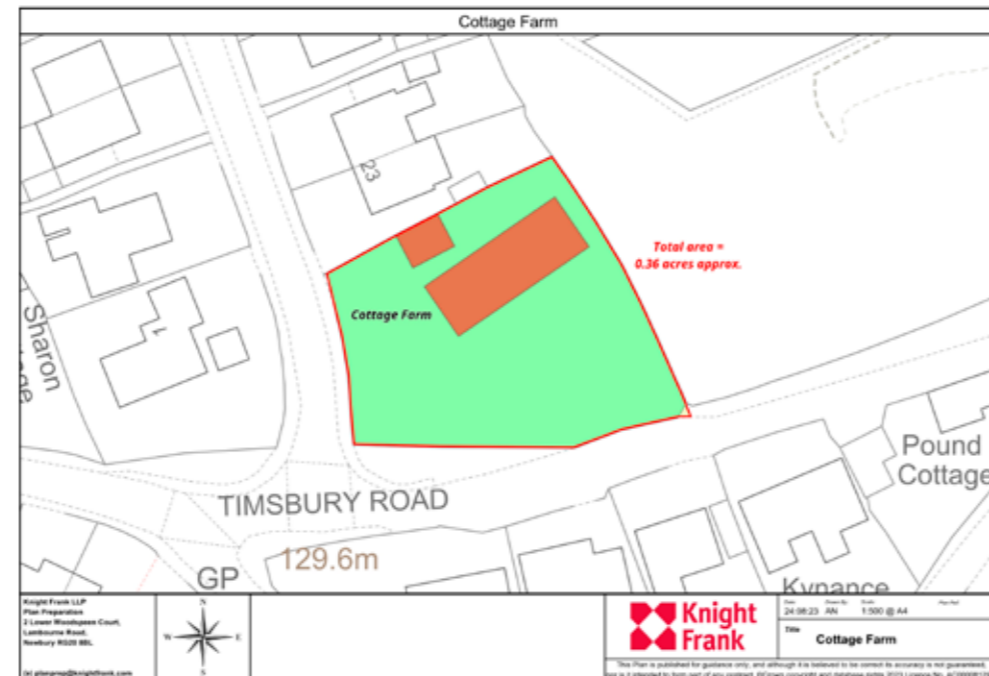
The property has a charming and exceptionally private country garden, mainly laid to level lawn with mature borders. There is a raised decked terrace and a pretty paved terrace, perfect for alfresco dining.

Directions (Postcode BS39 6HL)

From Bath head south on the A4/Bristol Road and at the Globe roundabout take the 2nd exit onto the A39. After just over 3.5 miles turn left to stay on the A39, and continue on this road for another 3 miles into the village of High Littleton. Turn left onto The Batch/Timsbury Road and then take the first left into Butlass Close. Cottage Farm is the first property on the right.

What Three Words

//engaging.fearfully.named



Property information

Services Mains water, electricity and drainage. Gas 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 D

EPC D

Guide price £950,000

Viewings Strictly by prior appointment with the Knight Frank, LLP



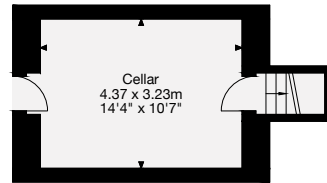
Approximate Gross Internal Floor Area

Main House: 286.6 sq m / 3,086 sq ft

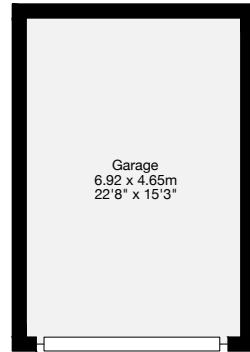
Garage: 32 sq m / 344 sq ft

Total Area: 318.6 sq m / 3,430 sq ft

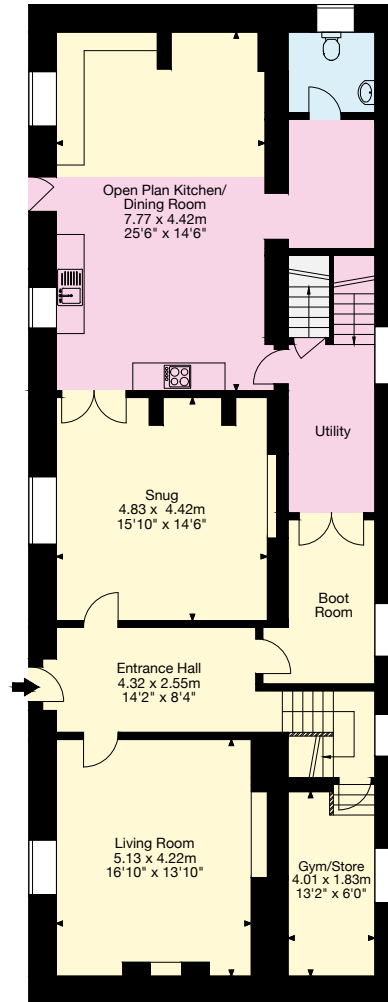
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



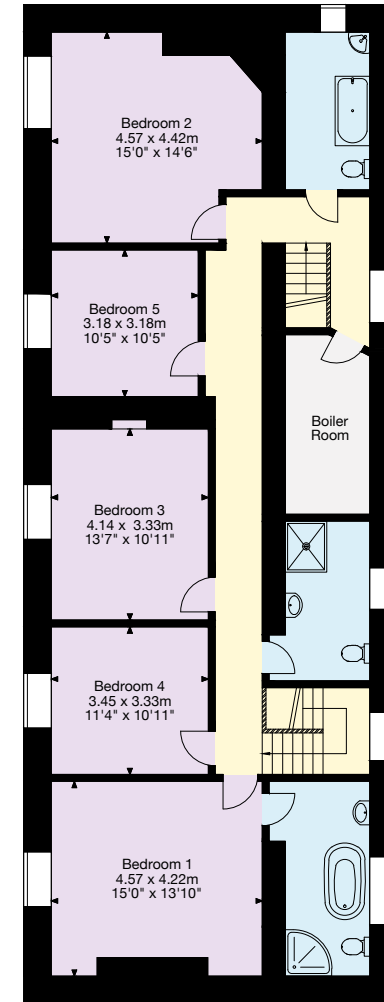
Cellar



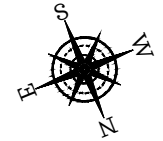
Garage



Ground Floor



First Floor



Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Francesca Leighton-Scott
01225 325 994
Francesca.Leighton-Scott@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated [September 2023]. Photographs and videos dated [August 2023 and May 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.