

Upton Farm

Upton Cheyney, Near Bath





This stunning Grade II listed gabled farmhouse boasts five bedrooms, two receptions, spacious and light interiors, beautiful gardens, and wonderful views.



Summary of accommodation

Ground Floor: Entrance Hall | Kitchen/Breakfast Room | Sitting Room | Lounge | WC | Store Room

First Floor: Three Bedrooms (one en suite) | Bathroom

Second Floor: Two Bedrooms | Bathroom

Outside

Garden | Double Garage

Situation

Times and distances are approximate.

The property is situated in the picturesque conservation village of Upton Cheyney, which is located in an Area of Outstanding Natural Beauty with excellent links to both Bath and Bristol.



The location offers easy access to the M4, Bristol, the Cotswolds and beyond.



Bath Spa has a mainline rail link to London Paddington and Bristol Temple Meads.



The property is surrounded by excellent leisure facilities, including racing at Bath, Newbury, Salisbury, and Cheltenham, Bristol Bears and Bath Rugby competing in the Premiership, Gloucestershire being one of the 18 major county cricket clubs and playing in Bristol, some excellent golf courses nearby, including The Players Club at Dodington, The Manor House and Castle Combe, and the Beaufort Polo Club nearby at Westonbirt, and hunting locally with the Beaufort Hunt.



The property is also well-suited for a wide selection of schooling, including Prior Park, Monkton Combe, King Edward's, The Royal High School for Girls and Kingswood, and other schools nearby include Badminton, Millfield, St Mary's Calne, Stonar, Marlborough College, and Clifton College. Bath also benefits from two universities.



The Property

Upton Farm sits proudly within 0.58 of an acre of stunning gardens, featuring a front entrance with a parking space and a charming pedestrian gate leading through a walled garden, complete with a gravelled area, attractive shrubs, and a level lawn surrounded by hedges and shrubs. The porch is adorned with beautiful mature climbers, providing a romantic touch to the property's facade. The main drive, located beyond the house, offers ample parking space, including a three-bay garage and steps leading to the back entrance of the property.

Inside, Upton Farm features balanced accommodation spread across three floors, with a central reception hall featuring flagstones continuing from the front porch. The property's pretty and formal reception room features a central Bath stone fireplace and a dual aspect overlooking both gardens, while the dining/sitting room features an impressive inglenook fireplace with a large wood-burning stove and serves as the main living area, along with the bespoke Tom Howley farmhouse kitchen with steam oven and AGA.

On the first floor, two exceptional bedrooms await; the principal bedroom offers stunning views of the gardens and features a sumptuous bathroom that exposes an old dovecote in the eaves. Alternatively, the second bedroom, with its pretty triple aspect and contemporary shower room, could also be used as the main bedroom. The substantial staircase leads to two further bedrooms with far-reaching views and a shared bathroom, while a secondary staircase leads to the fifth bedroom, complete with exposed ceiling beams, pretty leaded windows, and a full-height A-frame that adds to the period feel of this spacious home. Back down to the kitchen, which leads to the terrace with the rear gabled facade, as attractive as the front.





Outside

A semi-circular lawn, bordered by high hedges and trees, provides a secluded garden, while beyond a mature Yew hedge lies the main garden on two levels, featuring lawns bordered by herbaceous flower beds and a seating area with stunning views. A Weeping Willow tree stands in the corner, providing shade, while through an arch lies a substantial and productive vegetable garden and orchard with far-reaching views to the west. The garden is both beautiful and practical, with paths and walkways carefully laid out for easy navigation and harvesting.

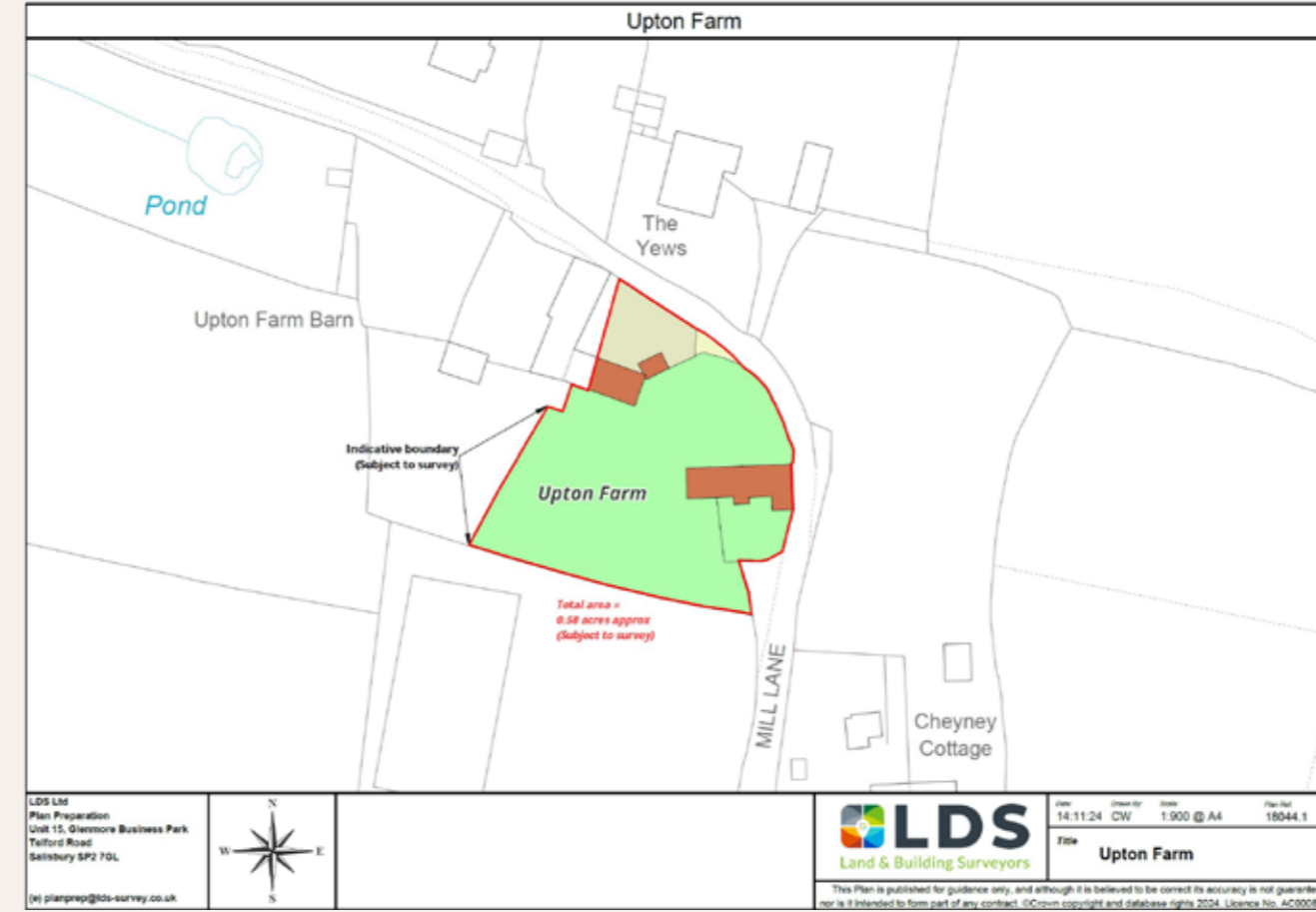
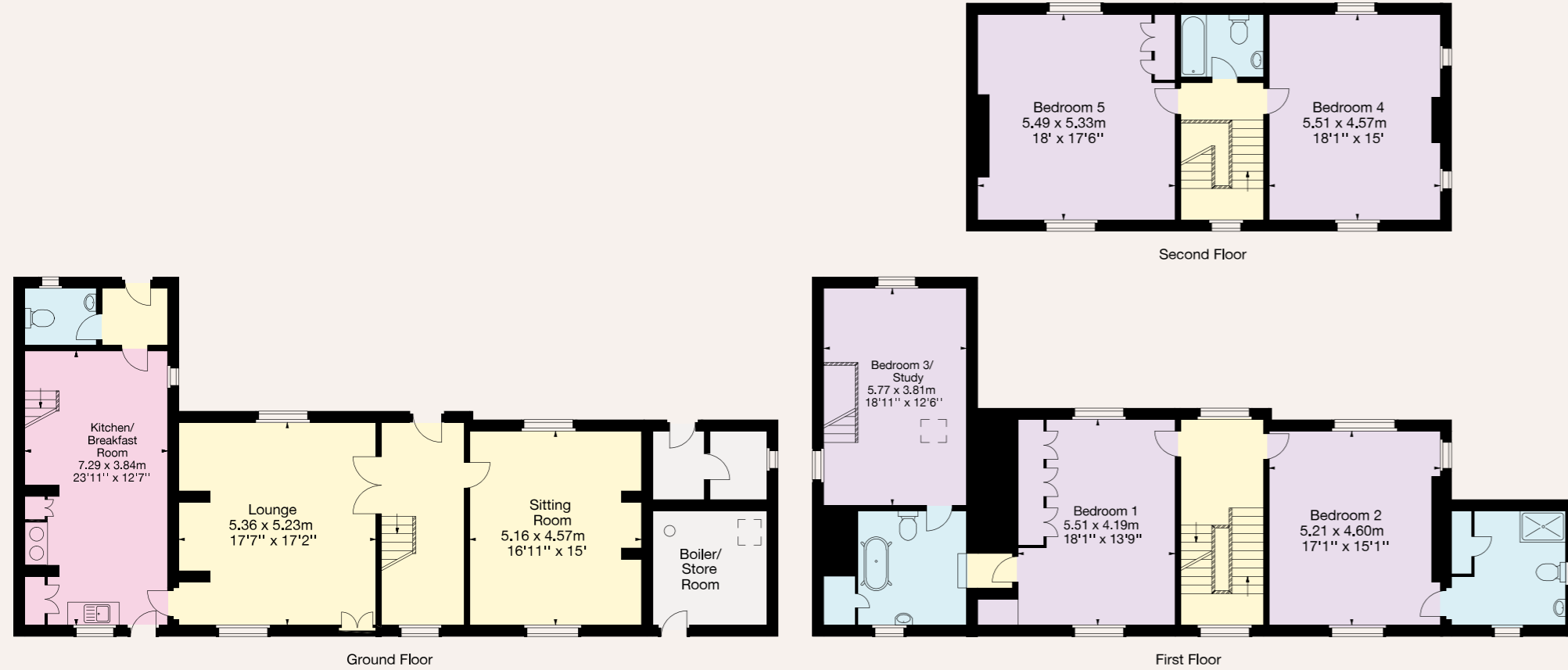


FLOORPLAN

Approximate Gross Internal Floor Area

Total Area: 299 sq m / 3,220 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.



PROPERTY INFORMATION

Property Information

Tenure:

We are advised that the property is Freehold.

Services:

We are advised that there is mains water, gas, electricity, and drainage.

Guide Price:

£1,500,000

Local Authority:

South Gloucestershire Council

Council Tax:

Band G

EPC:

F

Postcode:

BS30 6NH

Viewings:

Strictly by prior appointment with the Knight Frank, LLP



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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.

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Particulars dated November 2024. Photographs and videos dated February 2023.

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