

# Friary Cottage

Bath





# A detached three bedroom cottage with land in an idyllic rural location.

Central Bath 5 miles, Freshford 1 mile. (All distances are approximate).



## Main House

**Ground floor:** Hall | Kitchen | Dining Room | Living Room | Garden Room | Bedroom | En Suite Shower Room

**First floor:** 2 Bedrooms | 2 Bathrooms

## Outside

Woodland | Orchard | 3 Paddocks (2 Shelters) | Super-Fast Broadband | Spring-Fed Water  
Extensive Fishing/Riparian rights | Gardens


**3.83 acres**





## Situation

Times and distances are approximate.

Friary Cottage, in the historic hamlet of Friary, lies on a picturesque riverside location within walking distance of nearby Freshford village. Friary lies within the Southern Cotswold Area of Outstanding Natural Beauty. Surrounded by woodland and meadows, Friary is accessed by a no-through road making it almost traffic-free.

 Freshford is just five miles from Bath, with its fine range of independent schools and unique cultural heritage.

 Freshford has a highly-rated primary school and a well-known community shop/cafe, The Galleries.

 Freshford has a railway station (GWR) providing a direct service to Bath Spa in under 10 minutes (mainline link to Bristol and London), as well as to the coast.



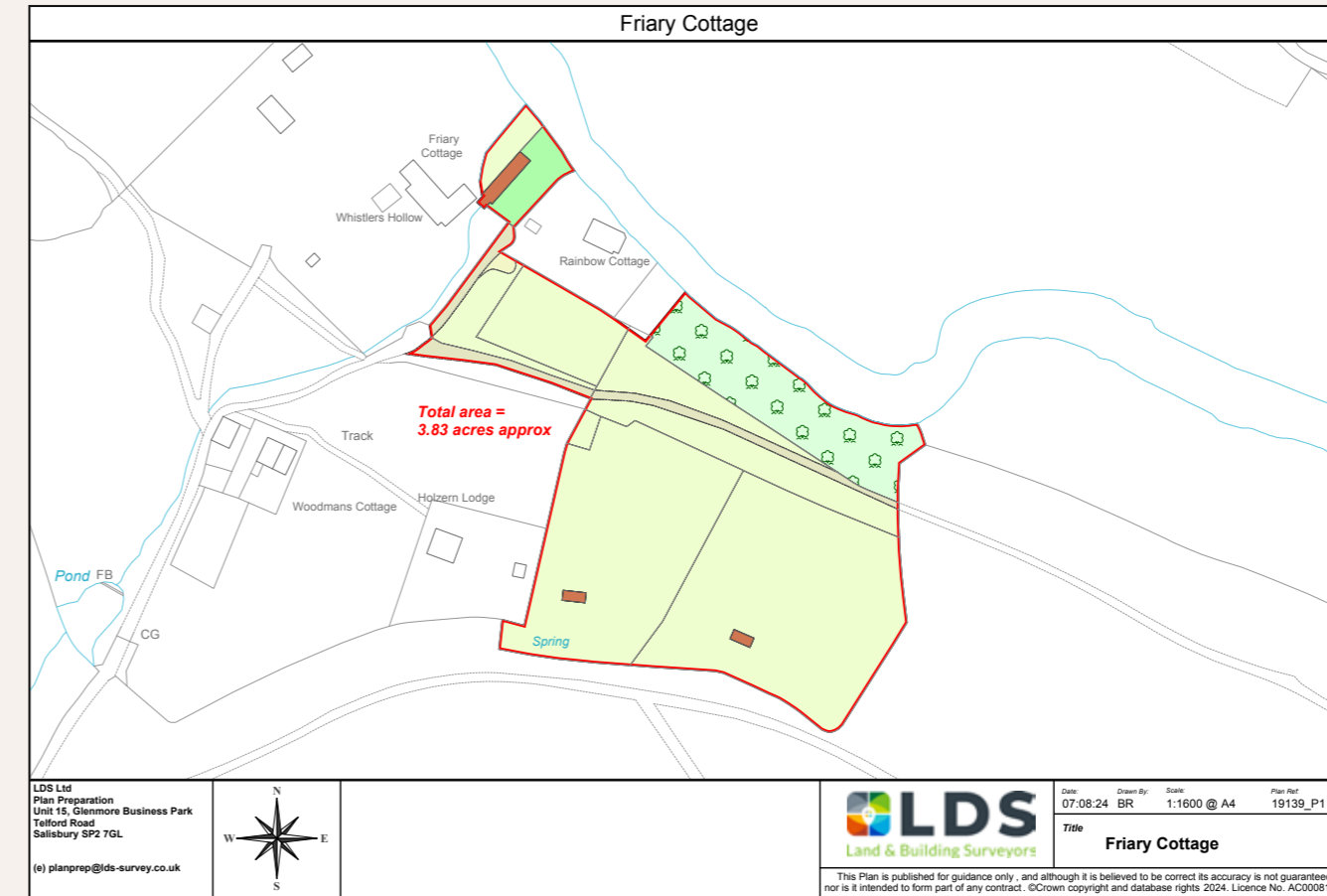


## The Property

Friary Cottage is a detached, stone house of 19th century origin in a charming riverside setting. A glazed porch leads into a central hall with stairs leading to the first floor. The kitchen has wooden fitted units, tiled floor and electric oven/hob. This leads to the dining room which has stripped wooden floors and a conservatory extension creating a light, bright space. The living room has a large wood burning stove which, being centrally-placed, optimises heat distribution throughout the house. Beyond the living room is a double bedroom/shower room en suite extension which is currently used for guests. Above this room is a large storage cavity accessed by retracting wooden steps.

On the first floor there are polished wooden floorboards and exposed roof beams in both double bedrooms. The main bedroom, which has views across the valley, has a dressing room, bath/shower room en suite and extensive fitted cupboards. The second double bedroom upstairs has an en suite bath/shower, ornamental fireplace and fitted cupboards.





## Gardens & Grounds

The land with Friary Cottage covers almost 4 acres and is divided into 3 paddocks (two with shelters) one with its own natural spring that supplies the cottage with water. Additionally there is an orchard, with hen house, which is planted with a variety of fruit and nut trees. This tranquil setting was once the site of a monastic settlement - hence the name 'Friary'.

There are gardens on both sides of the cottage and an elevated terrace with stone steps leading down to the river where there is a retractable pontoon. There are riparian rights along the full length of the boundary, including a bank of woodland stretching along the river for several hundred feet which comes with the cottage and is a perfect area for fishing.

Parking is available within the curtilage of the main garden where there is also a small workshop and oil tank store. The drive leading to the cottage, which runs alongside the orchard, is also owned by the cottage and has a further parking area

## Property Information

**Tenure:** Freehold.

**Services:** Mains electricity is augmented by solar panels with battery storage. Water is supplied from a spring and well-housing situated on cottage land. Waste water is managed by a private Klargester treatment plant. There is oil-fired central heating and an extensive private supply of wood for the wood-burning stoves.

**Local Authority:** Bath and North East Somerset

**Council Tax:** Band E

**EPC:** C

**Guide Price:** £1,200,000

**Viewings:** Strictly by appointment with Knight Frank LLP.

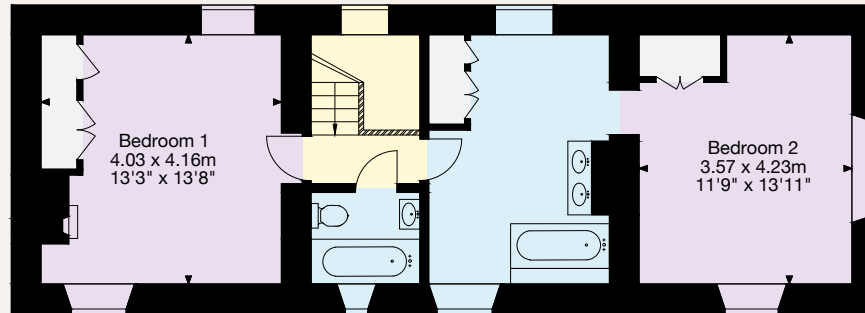




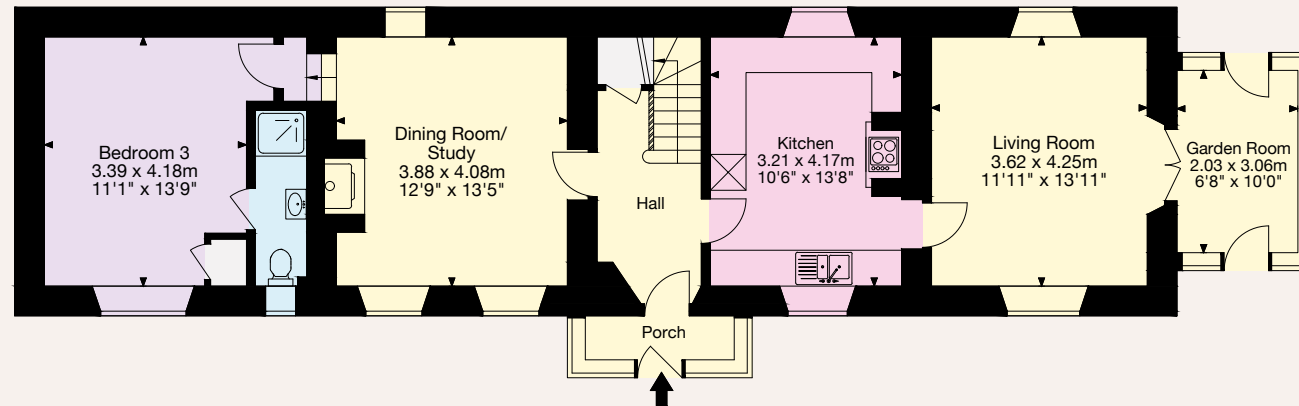
### Approximate Gross Internal Floor Area

Total Area: 146.7 sq m / 1,579 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.



First Floor



Ground Floor

### Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Charlie Taylor**

01225 325 993

[charlie.taylor@knightfrank.com](mailto:charlie.taylor@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.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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