

The Old House

Northend, Bath, Somerset





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An impeccable Grade II listed farmhouse
in an exceptional rural setting.

Bath City Centre 3.5 miles (London Paddington - 90 minutes)
M4 (Junction 18) 10 miles, Chippenham 11.5 miles, Bristol 18 miles
(All distances and times are approximate)

Ground floor: Entrance hall | Reception room | Dining room | Drawing room | Kitchen | Pantry | Study | Boot room | Laundry room | Shower room

Lower ground floor: Family room | Gym/Store | Cellar | Boiler room

First floor: Four double bedrooms | Bedroom 6/Snug room | Large family bathroom | Shower room

Second floor: Principal bedroom suite | Two bathrooms | Dressing room

Outside: Terrace | Formal gardens | Paddocks

In all about 4.13 acres

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Situation

The Old House is a handsome Grade II listed family house located in the desirable village of Northend, with sweeping views across St Catherine's Valley. This sought-after village of Batheaston offers a range of amenities including a post office, doctor's surgery, shopping facilities, cafes, public houses and a good primary school.

The World Heritage Site of Bath is famed for its Georgian architecture and Roman history. It is a cultural hub in the region and boasts several renowned venues including the Bath Abbey, Theatre Royal and the Assembly Rooms among others. It enjoys a wealth of cultural, business, and recreational facilities along with superb schools in both the state and private sectors as well as two universities.

The area is also well known for the quality of its schooling including Batheaston, Bathampton and Bathford primary schools, Prior Park, Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood in Bath. Further afield are Downside, Marlborough, Millfield, Stonar and St Mary's Calne.

There are excellent sporting opportunities nearby. Local golf courses include Landsdown, Kingsdown and Bowood; rugby clubs can be found at Bath, Bristol and Gloucester. There is also county cricket and horse racing at Bath, Wincanton, Salisbury, Chepstow and Taunton.





Communication links are excellent with a mainline railway to London Paddington from Bath Spa, Chippenham and Bristol Temple Meads. There is easy access to the M4 motorway at Junctions 17 and 18 for the Midlands, Southwest, London, Wales and the Southeast. Bristol Airport also offers domestic and international flights.

The Old House

The Old House is an early 18th century three storey farmhouse which is constructed of traditional Bath stone under a tiled roof and has recently undergone extensive refurbishment throughout. The superb design breathes light, life and elegance into this storied setting. The result is extremely chic, stylish and finished to an exacting modern standard, yet cleverly retains the charming character and historic features of the house. The setting within the beautiful St Catherine's Valley is spectacular and the views across the rural landscape are breath-taking.

This delightful farmhouse is blessed with ample natural light throughout. From the entrance hall through the dining room you arrive at the exquisite new kitchen extension. The kitchen has been designed to flow into the fabulous terraced garden and creates a light airy feel. The glass sliding doors create an illusion of being within the garden setting and it is the ideal room for all the family to enjoy as well as an excellent entertaining space.

The kitchen has an impressive central granite island and a generous dining area overlooking the beautiful gardens and across St Catherine's brook beyond. It also enjoys high vaulted ceilings, ceramic tiles with underfloor heating, Italian light fittings, excellent appliances, a gas / electric AGA, separate pantry and a Sonos music system. The result of the restoration is exceptional and a real highlight of The Old House.

Beneath the kitchen at lower ground level is a wonderful family room which benefits from direct access into the gardens and with ceramic tiled flooring, underfloor heating and glass sliding doors. The room also has floor to ceiling solid oak paneled doors secretly opening up to a large





storage room/ gym area. Outside, there are three stone arches which add immense character to this section of the house, framing the picturesque view.

From the entrance hall and through the double doors is a stunning reception room with a striking Bath stone fireplace and wood burner. The drawing room sets a more formal tone and has been designed perfectly for entertaining, with a built-in drinks bar and direct access on to the terrace. The ground floor also comprises an excellent laundry room, boot room and shower room.



The fine original oak staircase is central within the house. On the first floor are four double bedrooms, a 6th bedroom / snug room and two family bathrooms, all of which have been finished to an exacting standard.

The remarkable principal bedroom suite is situated on the upper floor and comprises a bright and generous dressing room with bespoke cupboards, a separate WC and an fabulous bathroom. The bathroom has marble double sinks, heated mirrors, a large walk-in shower and a roll top bath.

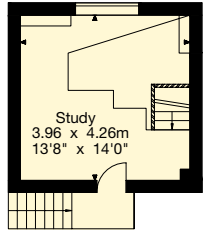
At the far end of the house is the 'cottage' which can either be included in the main house or easily divided into a private two / three-bedroom annexe with a private garden. The basement level also provides a cool cellar, storage area and boiler room.



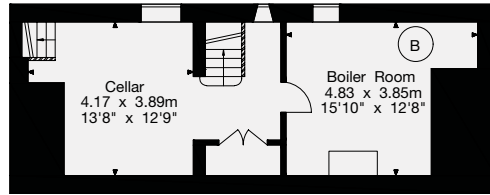
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
472 sq m / 5,077 sq ft

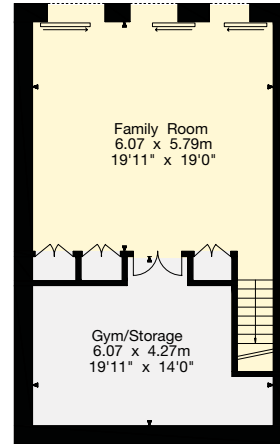
This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



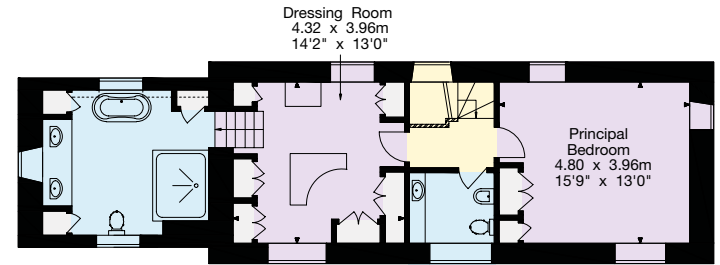
First Floor



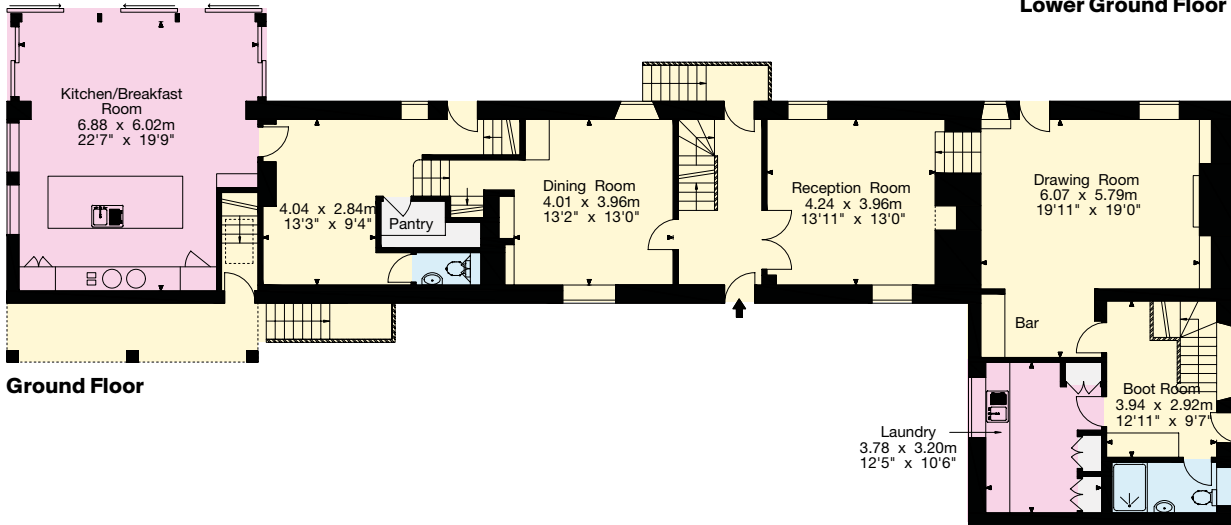
Basement



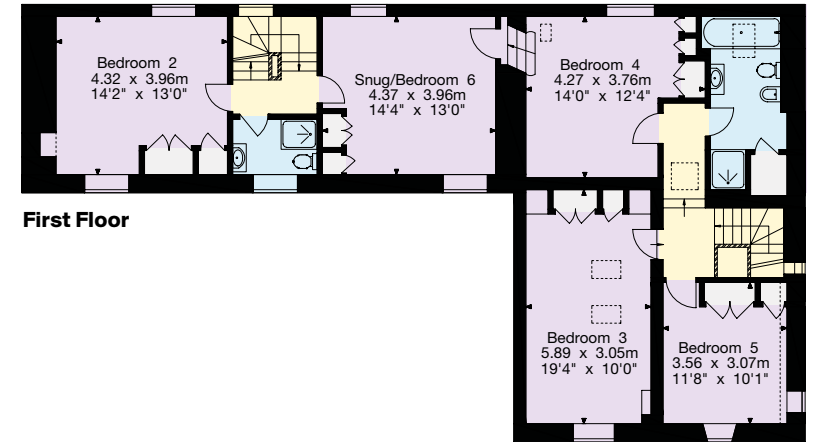
Lower Ground Floor



Second Floor



Ground Floor



First Floor

Gardens & Grounds

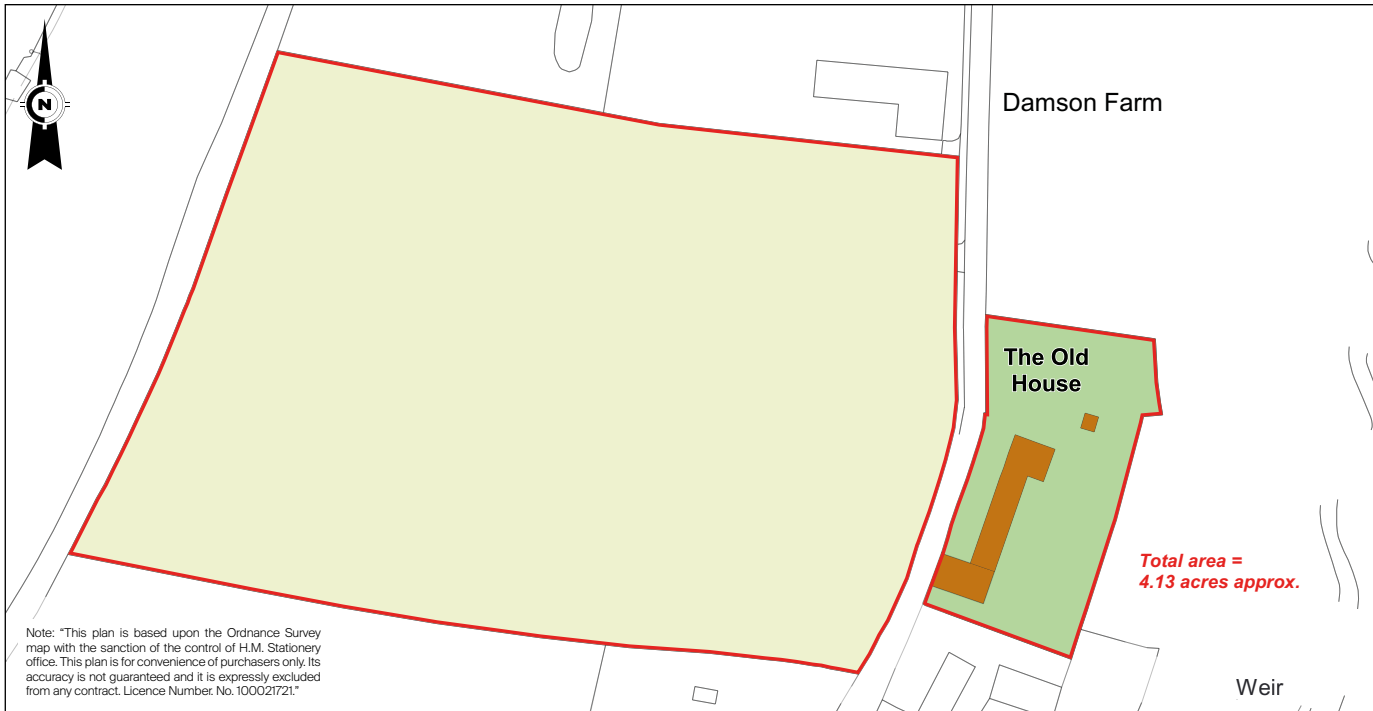
The immaculate gardens and grounds at The Old House have been thoughtfully designed to complement the house perfectly. To the east is a wonderful terrace, ideal for dining and entertaining which is accessed from the kitchen, entrance hall and drawing room. There is impeccable planting as well a pristine lawn.

Across the road from the house is a well-maintained field which benefits from wide double gated access with a plastic and hardcore matting. At the top of the hill is a tranquil viewing platform for exceptional far reaching views across the countryside. The land extends to about 4.13 acres in total.

Services

Mains electricity, gas, water and drainage and fibre broadband connection.





Local Authority

Bath and North East Somerset Council

Directions (BA1 8ES)

From Junction 18 on the M4, head south on the A46 for about 8 miles, signposted to Bath. At the roundabout take the first left on to London Road West for approximately 1 mile towards Batheaston. Take a left turn on to Brow Hill and continue on this road. The Old House is a further 1.5 miles on the right-hand side.



Connecting people & property, perfectly.

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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