

BEACH HOUSE ESTATE



BATH, SOUTH GLOUCESTERSHIRE

‘An exceptional Grade-II listed country house in a private location with a perfectly elevated position overlooking the Golden Valley ‘area of outstanding natural beauty’ (AONB) and out to the Welsh hills.’



BEACH HOUSE ESTATE

BEACH, BATH, SOUTH GLOUCESTERSHIRE

*Bath 5 miles | Bristol 8.5 miles | Bath Spa station 6.3 miles | Bristol Airport 15 miles | M4 Motorway (J18) 7 miles
(All distances and times are approximate)*

‘The estate comprises circa 57 acres of private grounds with ample guest and secondary accommodation. Beach House is a very rare and unique private estate only minutes away from the city of Bath and the M4 Junction 18.’

Ground Floor: Entrance hall | Dining room | Drawing room | Butler's area | Family kitchen | Orangery
Laundry room | Scullery kitchen | Large living/family room | Study | Three WCs

First Floor: Principal master suite with Clive Christian en suite bathroom and dressing room and two WCs
Second master suite with en suite bathroom (currently used as a dressing room) | Library/study
Two further large en suite bedrooms

Second Floor: Four en suite bedrooms (one used as playroom) all with far reaching views

Elegant Grade II Listed Dower House: Four reception rooms | Family kitchen | Breakfast room
Prep kitchen and boot room | WC First floor | Five bedrooms | Three bathrooms.

Additional Buildings: Traditional courtyard with four cottages | Four stables with bar and games room/cinema on floor above, including mezzanine poker room | 3-bay garage next to house | Further 3-bay garage and workshop
Additional one bedroom cottage

Outside: Beautiful gardens and grounds | Kitchen garden with two greenhouses and orchard
Sunken all-weather tennis court | Pasture, farmland, and paddocks extending to 56.71 acres total



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

LOCATION

Beach House is the principal property in the hamlet of Beach, occupying a commanding elevated position located in the south of the Cotswolds 'Area of Outstanding Natural Beauty' (AONB). The property is extremely well located for an extensive range of business and recreational facilities in both Bath and Bristol.

Trains: Excellent rail services from Chippenham, Bath Spa, Bristol Temple Meads, Bristol Parkway. Approx 70 minutes to London Paddington from Chippenham station.

Airports: Bristol Airport is approximately 16 miles away offering extensive national and international flights.

Motorway: Fast and easy access to the national motorway network with the M4 (Junction 18) only 7 miles (10-15 minutes) away.

Schooling: The area is renowned for the quality of its private and public schooling for boys and girls of all ages. Kingswood is within 10 minutes' drive, and Prior Park, Stonar, Monkton Combe, King Edward's,

the Royal High School for Girls are all within easy reach. Further afield are Badminton, Downside, Cheltenham, Marlborough, Millfield, and St Mary's Calne. Bath University is also ranked in the Top 10 in the country by the Sunday Times.

Sporting Events: There are several golf courses nearby including Bowood, The Lansdown, The Kendleshire and Bath Golf Club in addition to other excellent sporting facilities in Bristol and Bath including cricket, rugby, and racing within a short drive.

Other Attractions: The City of Bath, a UNESCO World Heritage Site, is only 5 miles away, providing first class shopping, educational and cultural attractions including the Roman Baths, Holburne Museum, The Royal Crescent, Prior Park Gardens and the Theatre Royal.





BEACH HOUSE

Beach House is accessed through private gates off Beach Lane, with far-reaching views to the West opening up upon approach. The drive continues past Beach House to the courtyard, Dower House, and further outbuildings.

Beach House has been extensively refurbished to remain in-keeping with its historical and architectural integrity. Clive Christian kitchen, master bathroom and dressing rooms; Perrin & Rowe fixtures and Sanitan WCs, amongst other fine brands, adorn the property.

The front doors open to a welcoming reception hall, branching off in one direction to a formal drawing room with a bay window, open fireplace, and intricately

detailed cornices, and opposite to an impressive formal dining room decorated with Gainsborough silk walls also with a bay window and open fireplace. Marble steps lead down through an archway to the kitchen with Clive Christian fittings, signature marble island and worktops with a 'La Canche' oven. An Orangery provides an informal family dining/sitting room with skylights and 3 large glass double doors opening to an outdoor seating area. The kitchen leads to a laundry room and scullery kitchen in the other direction, a large family living room with open fireplace and sash windows looking out to the garden and beyond. Adjacent to the living room is a private study.







The main staircase leads up to the first floor with tall windows in the stairwell, flooding the hallway with natural light. Immediately to the left is the large principal bedroom suite benefiting from a Clive Christian en-suite and 'His & Hers' dressing areas, whilst an additional dressing room and bathroom across the landing (2nd Master suite) provides a large dressing area, lined with mirrors and an impressive marble topped dressing island. Steps continue down to a library and through to two en-suite bedrooms.

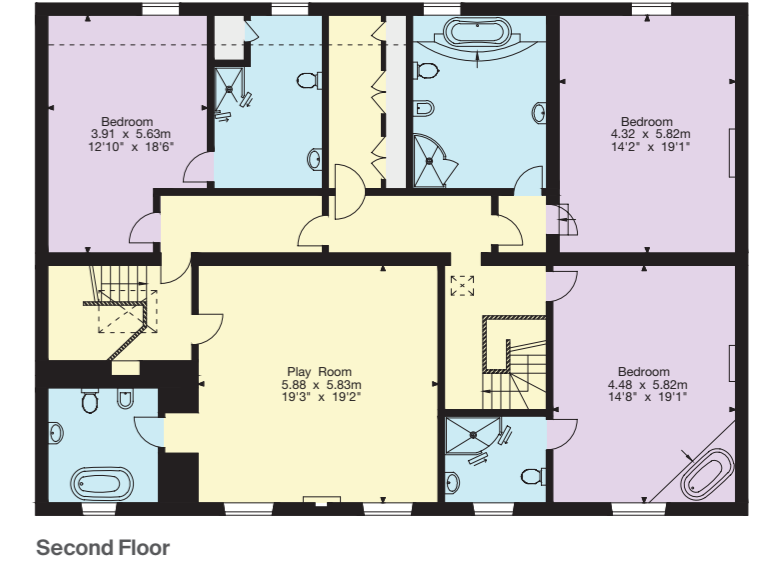




The second floor has 4 sizeable en-suite bedrooms and a strong room. One of these bedrooms is used as a fantastic soft-play room providing a unique feature ideal for families. All bedrooms have amazing outlooks, either out into the garden or extending across the surrounding countryside.



BEACH HOUSE FLOOR PLAN



GARDENS AND GROUNDS

The property is set within extensive well laid out grounds. The house is surrounded by an expansive lawn with manicured hedging, mature trees, and a private seating area as well as a larger outdoor

entertainment area perfect for summer barbecues. The gardens extend up the hill to reveal a delightful variety of flower beds, a kitchen garden, orchard and 2 substantial greenhouses, whilst an impressive willow

tree drapes over a small duck pond fed by a natural spring. An artificial-surface grass tennis court and viewing deck is accessed through a wooden gate at the edge of the lawn.





BEACHCROFT

Beachcroft is a substantial Grade II listed Dower House which has undergone a 5-year sympathetic renovation, approached through a front garden with trees and attractive flower beds, and with spectacular far-reaching views to the west, benefitting

from magnificent sunsets. The ground floor has a formal drawing room with open fireplace, dining room, living room, family room/snug, family kitchen with original features, and laundry room.

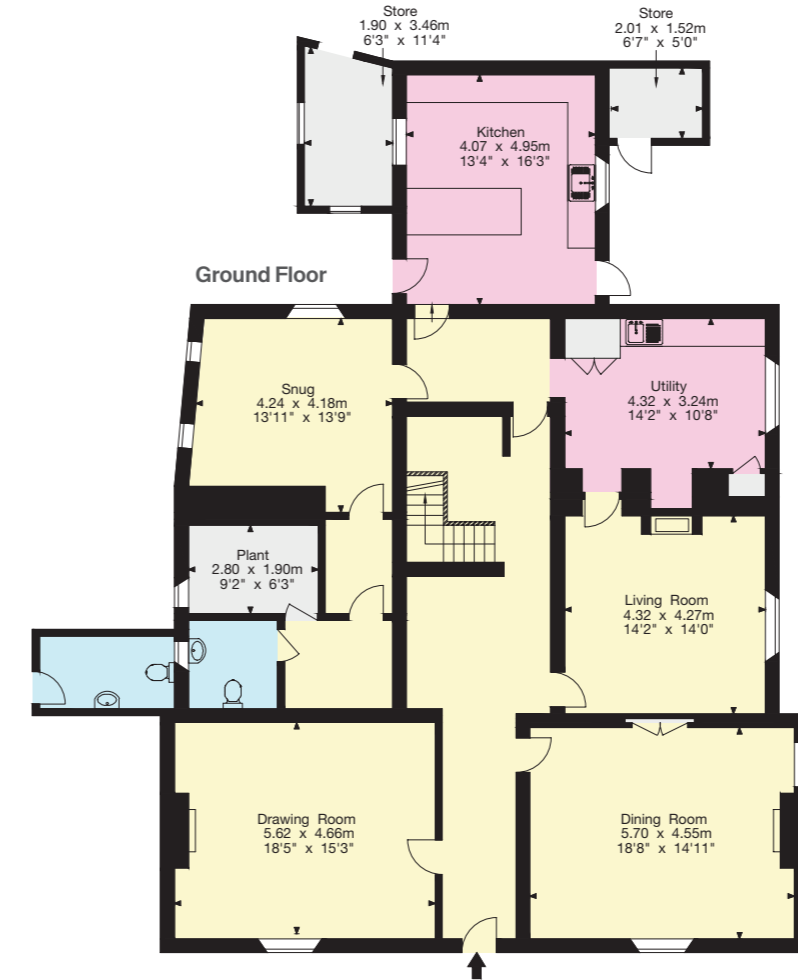
The first floor comprises a principal bedroom with large en-suite bathroom and dressing room; four further bedrooms (2 with Jack & Jill en-suite, 1 with en-suite)

and built in storage areas. The back of the property has an enclosed parking area, large coach house building and coal/log store.

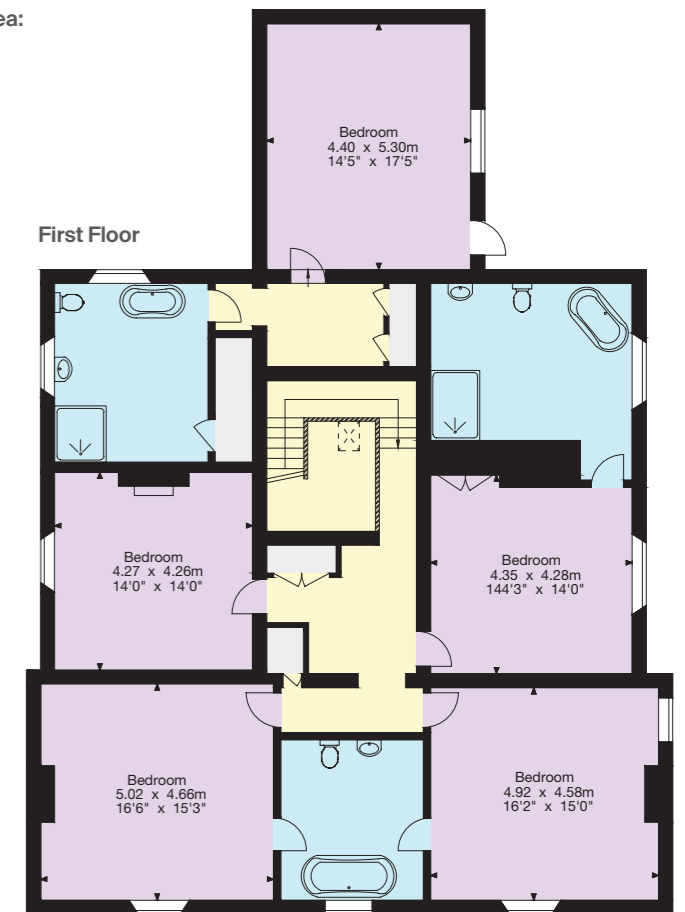




BEACHCROFT FLOOR PLAN



Approximate Gross Internal Floor Area:
Beachcroft - 399 sq m (4,295 sq ft)
Store - 9 sq m (96 sq ft)
For identification only, not to scale.



COTTAGES

Around a neat traditional courtyard are 4 of the 5 excellent cottages, all having undergone recent upgrades.



Robyn's Nest



The Dove Barn

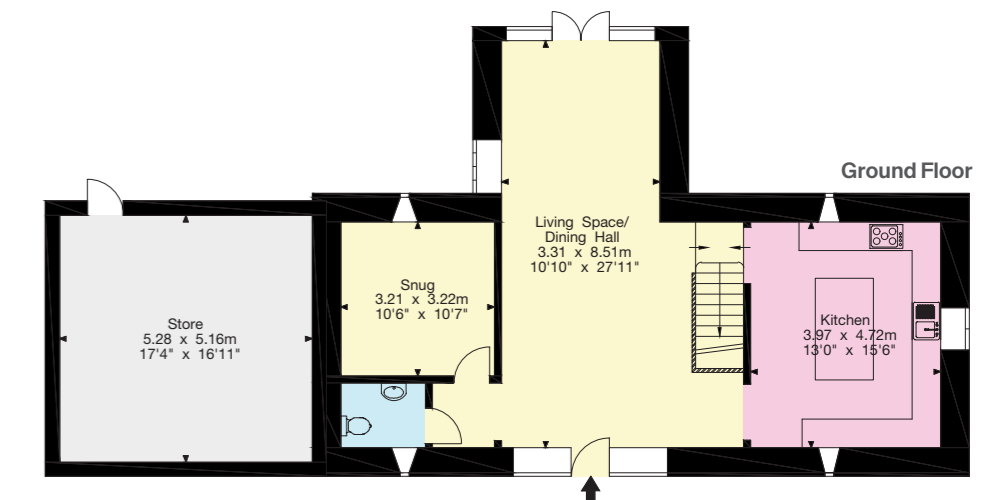
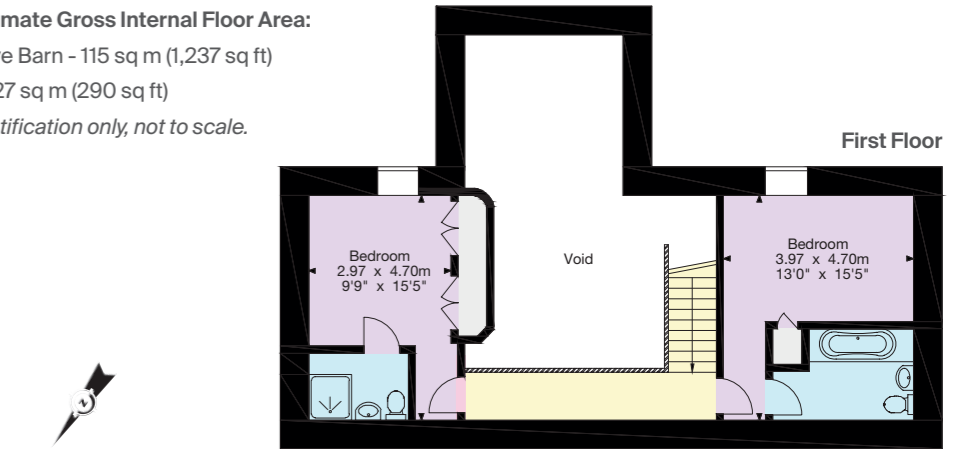
Cottage Name	Description
One The Old Dairy	2-bedroom cottage (1 en suite) with open-plan living/kitchen/dining area and separate full bathroom.
Two The Old Dairy	2-bedroom cottage (1 en suite) with open-plan living/kitchen/dining area and separate full bathroom.
The Hay Barn	2-bedroom cottage (1 en suite) with open-plan living/kitchen/dining area and separate full bathroom.
The Dove Barn	2-bedroom cottage (both en suite) with open-plan living/kitchen and separate dining room and WC.
Robyn's Nest	1-bedroom cottage with open-plan kitchen/living room area and separate dining area. Accessible from the main house garden.

Approximate Gross Internal Floor Area:

The Dove Barn - 115 sq m (1,237 sq ft)

Store - 27 sq m (290 sq ft)

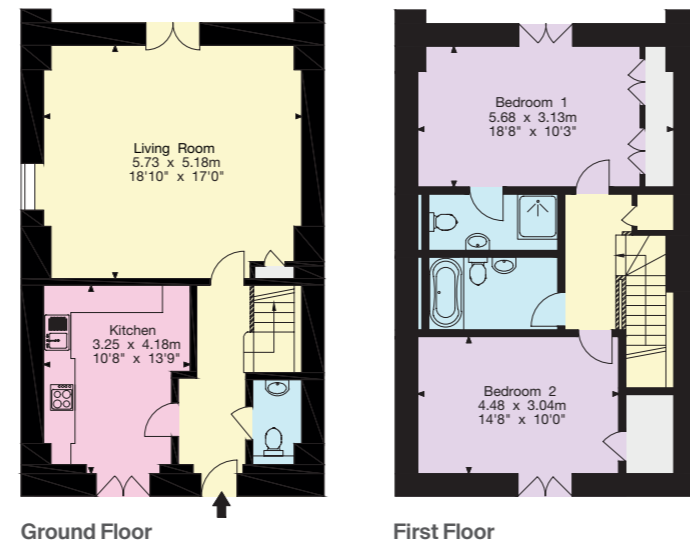
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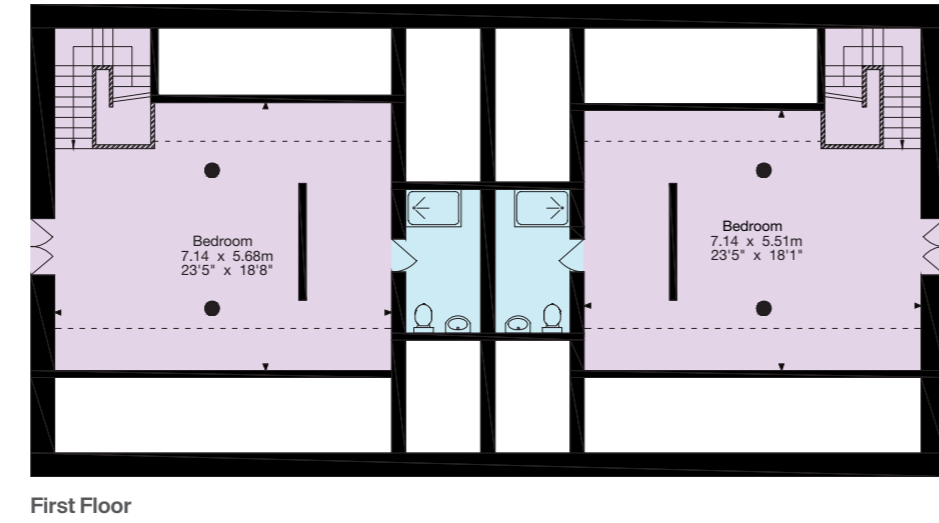
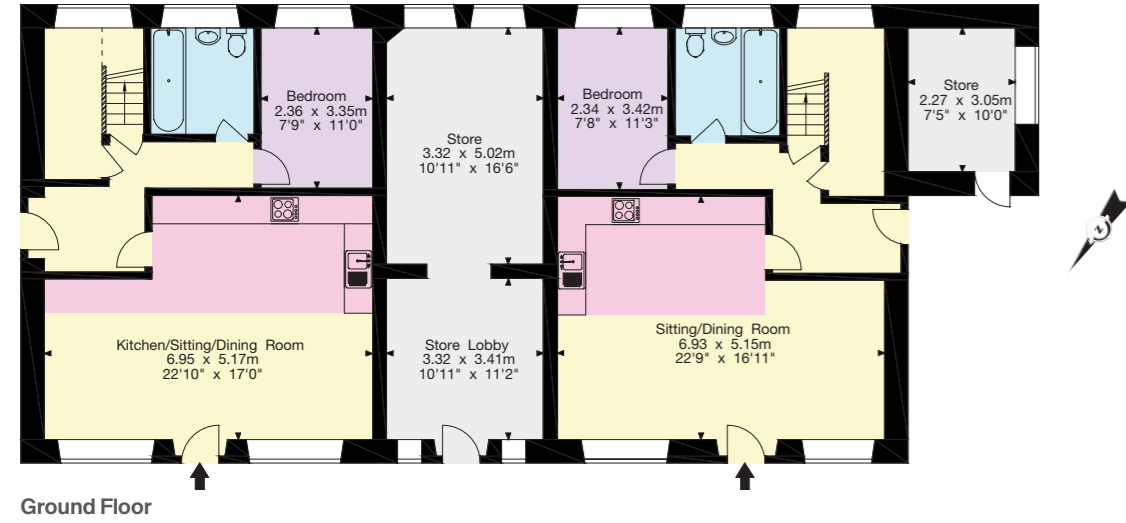
The Hay Barn and 1 & 2 The Old Dairy

THE HAY BARN



Approximate Gross Internal Floor Area:
 1 & 2 The Old Dairy - 265 sq m (2,852 sq ft)
 The Hay Barn - 107 sq m (1,151 sq ft)
 For identification only, not to scale.

1 & 2 THE OLD DAIRY



Approximate Gross Internal Floor Area:
 Robyn's Nest - 86 sq m (925 sq ft)
 Fitness Suite and Garage - 393 sq m (4,230 sq ft)
 For identification only, not to scale.

OUTBUILDINGS

The courtyard also has ample storage and a stable block with 4 stables, tack room and gardener's office with WC & shower as well as a first-floor games room with a bar; home cinema room; kitchen; mezzanine poker area. Additional WC & shower downstairs. There is garaging available, with 5+ car park spaces available at the main house and a 3-bay garage further down the lane together with a large general-purpose workshop/ farm building.



OUTBUILDINGS FLOOR PLAN

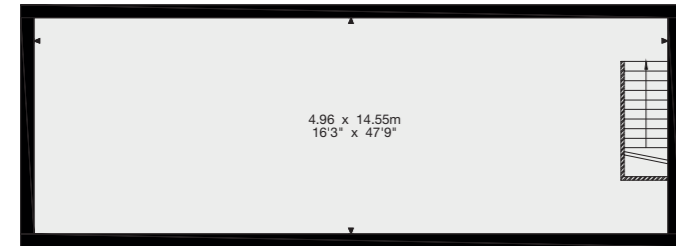
Approximate Gross Internal Floor Area:

Workshop - 114 sq m (1,227 sq ft)

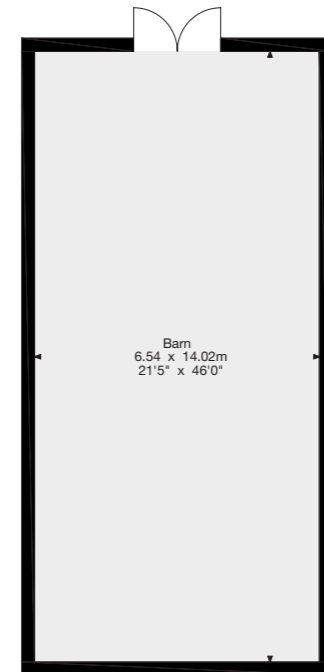
Barn - 301 sq m (3,239 sq ft)

Outbuildings - 207 sq m (2,228 sq ft)

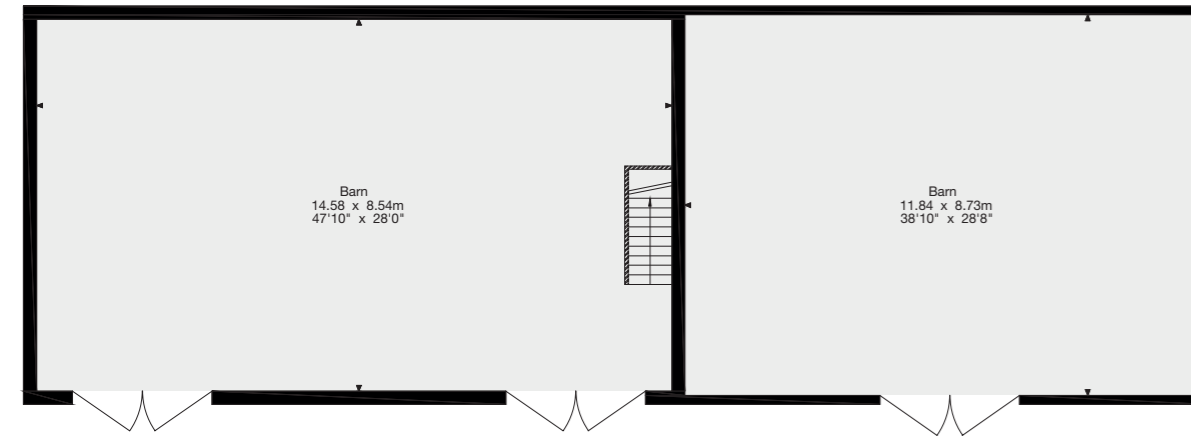
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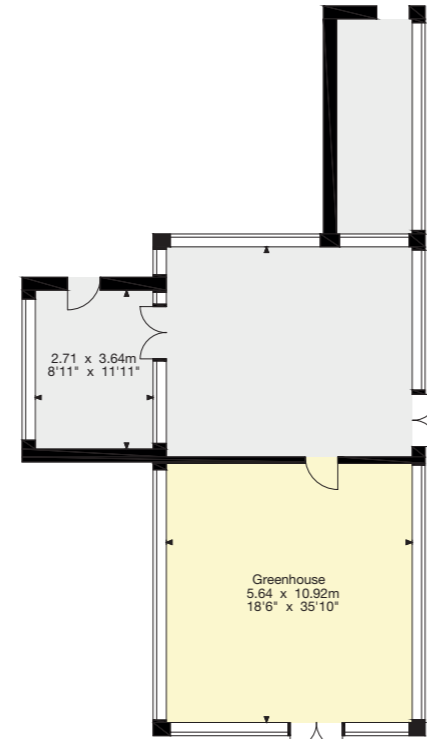
First Floor (Barn)



Ground Floor (Barn)

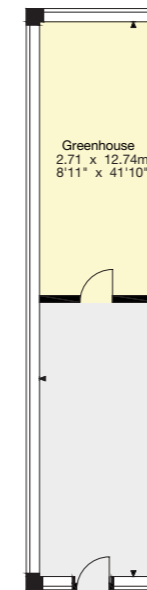


Ground Floor (Barn)

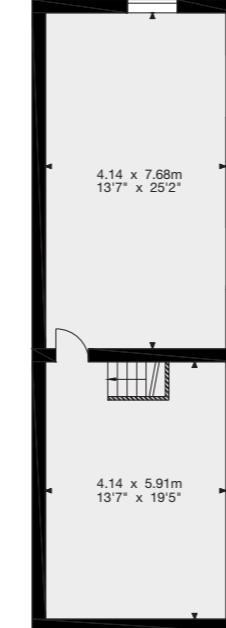


Outbuilding

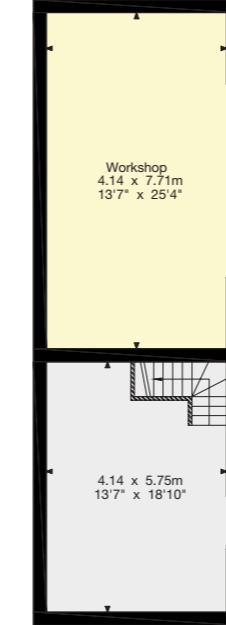
Outbuilding

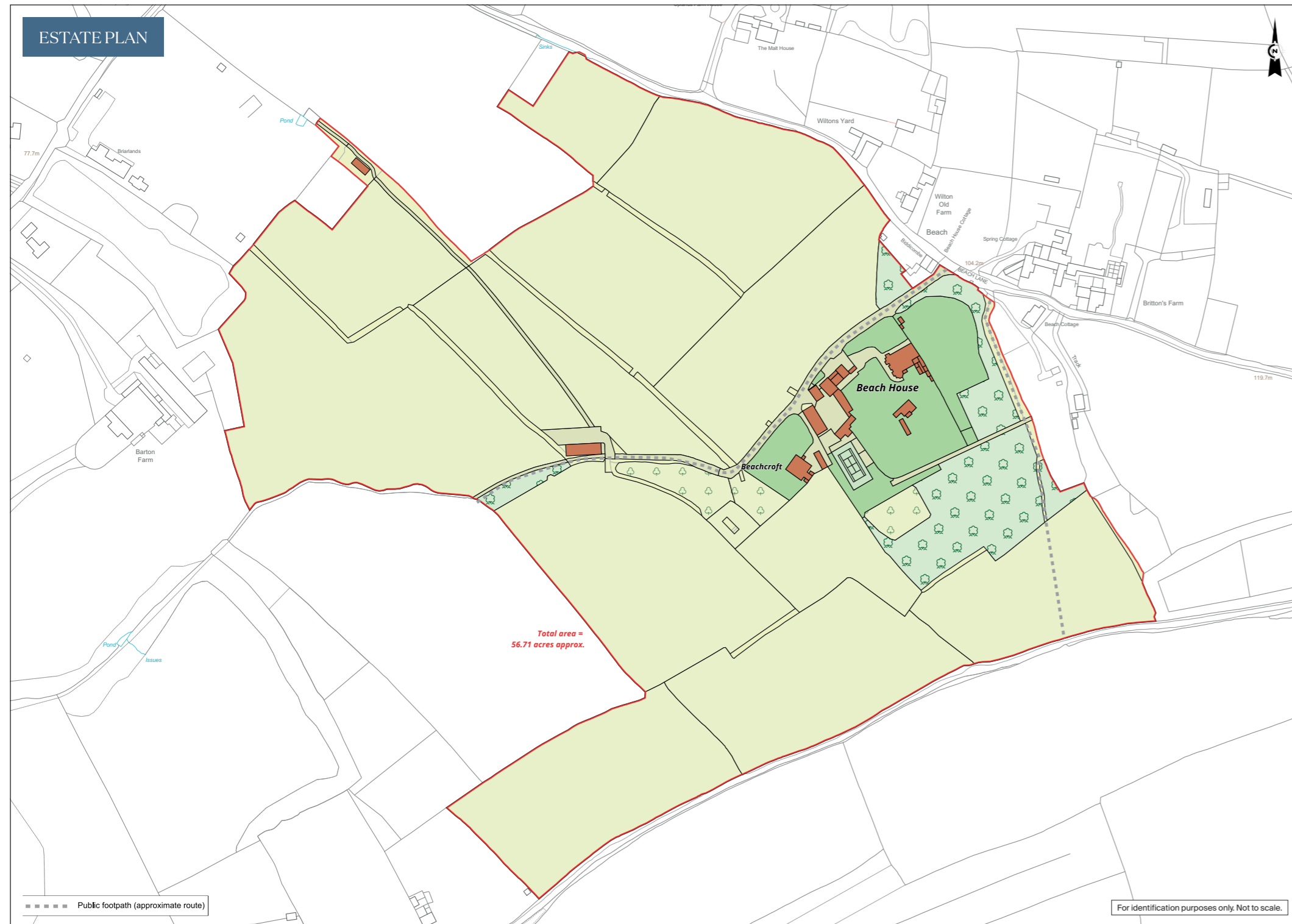


First Floor (Workshop)



Ground Floor (Workshop)





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GENERAL REMARKS AND STIPULATIONS

SERVICES

3 bar water pressure provided by a commercial grade pump room. 3-phase electrical system, 3 on-site Biodiscs for drainage and oil-heating in the main house. The CCTV was upgraded in 2024 to incorporate the garages and games complex, bringing the entire 'main estate' under one system. There is fibre optic broadband in the house and games complex and a separate Wi-Fi for the courtyard properties. Over 200 additional pathway and landscape lights were added in 2022 and provisions are in place to add more. There is an on-site diesel fuel pump and tank for agricultural equipment, and a Sonos audio system throughout the house with separate zones for each room plus outdoor speakers for the front recreational lawn.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way, either public or private, and all easements, wayleaves, and other rights of way, whether specifically referred to or not. There are two public footpaths on the property.

FIXTURES AND FITTINGS

Fitted carpets, curtains, light fixtures, chandeliers, garden ornaments etc are included in the sale, along with all furniture in the 5 cottages.

LOCAL AUTHORITY

South Gloucestershire Council.
Tel: 01454 868009

TENURE

Freehold with vacant possession on completion subject to any unexpired farming agreements.

VIEWING

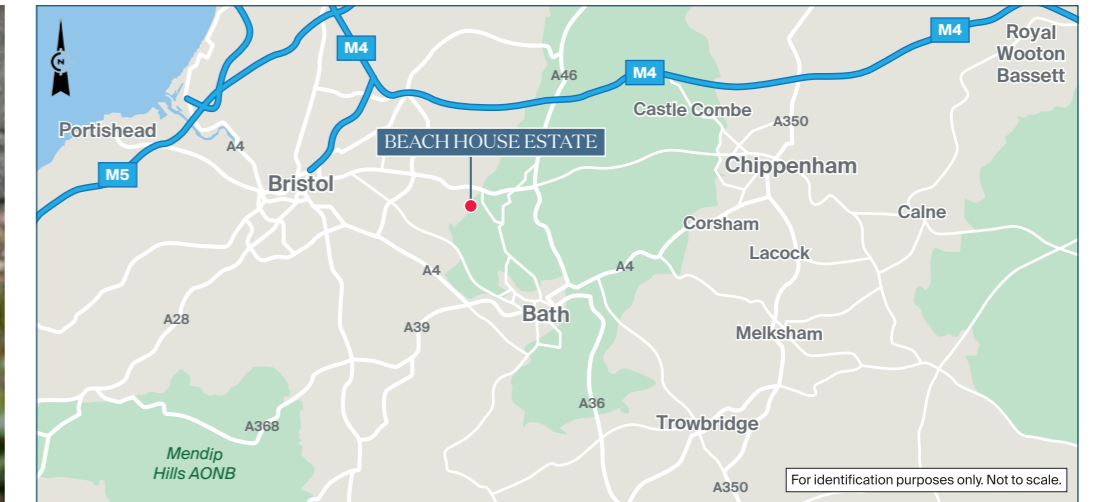
Viewings are strictly by appointment through the vendors' agent, Knight Frank London and Bath.

DIRECTIONS

Postcode: BS30 6NP

What3words: ///souk.enjoy.faster

From Junction 18 of the M4, take the A46 exit to Bath/Stroud. At the Tormarton Interchange, take the 1st exit onto the A46 for 2 miles before turning right onto Gorse Lane. Cross the A420 onto Freezinghill Lane and follow the road for 1.5 miles before taking a right, then after 0.4 miles turn left onto Marshfield Lane. After half a mile, turn right onto Beach Lane, then stay left on Beach Lane and continue to Beach, where the main entrance to Beach House Estate is on the left.



Viewing strictly by appointment only. Please contact:

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