



# The Coach House

Timsbury, Bath





A beautifully renovated country house, set in 14.83 acres, approximately 9 miles from Bath.



### Summary of accommodation

#### Main House

**Ground Floor:** Reception hall | Drawing room | Library | Kitchen/breakfast room | Living/dining/family room  
Bedroom 6 with en suite shower room | Utility room

**First Floor:** Principal bedroom | 4 further bedrooms | 2x family bathrooms | Shower room

#### Garden and Grounds

Front courtyard | Rear walled garden | Triple garage

## Situation

(Distances and times are approximate)



The Coach House is situated just 10 miles from Bath, providing access to all its amenities.



There is a high-speed train service from Bath Spa Railway Station to London Paddington (approximately 75 minutes) and Bristol Temple Meads (15 mins).



London Heathrow, Cardiff and Bristol



### Local State schools:

Oldfield Park, Hayesfield, Beechen Cliff, Ralph Allen, St Gregorys.

### Private schools:

Kingswood, Royal High, Prior Park, Monkton Combe and King Edwards.

### Further education:

University of Bath, Bath Spa University.



Cultural activities include the Theatre Royal, The Roman Baths and The Holburne Museum.

There are celebrated Bath festivals across a range of interests, namely literature, music and food.



Bath Golf course, Cumberwell Park and Tracey Park.



## The Coach House

Nestled on the former site of Kingwell Hall, The Coach House is a beautifully renovated family home, accessed via a private drive off Hayeswood Road. Surrounded by lush woodland, it boasts a grand entrance with electric gates leading to a spacious gravel driveway and triple garage. The house features a charming Italianate walled garden with original ornate gates.

Inside, a welcoming reception hall with wood paneling leads to a generously proportioned drawing room, study-library, and a ground floor bedroom with en suite. The heart of the home is the bespoke kitchen by Tom Howley, equipped with Miele appliances and a Fisher and Paykel wine fridge. An exquisite orangery designed by Nick Shipp Architects expands the living space, seamlessly blending dining and family areas with access to gardens on all sides.

Upstairs, the principal bedroom offers ample space, an ensuite bathroom, and built-in wardrobes. Four additional double bedrooms, one with ensuite, overlook the mature gardens.

The property boasts formal lawns, herbaceous borders, woodland, and fields, with mature trees including oak and Californian redwoods. The kitchen garden features raised beds and a private well, while amenities include a gas BBQ, fruit garden, greenhouse, and tennis court. Oak-framed garages and workshops provide ample storage.

In summary, The Coach House offers luxurious living amidst stunning gardens and grounds, blending modern comforts with timeless elegance.



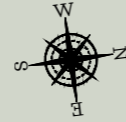
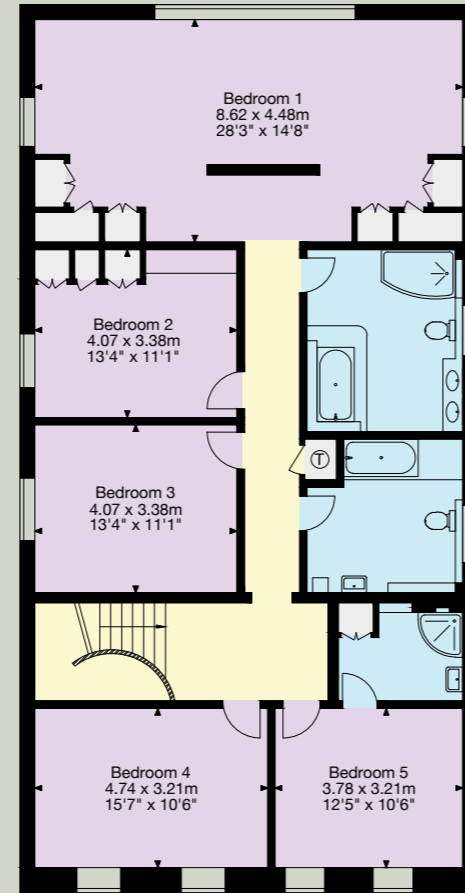
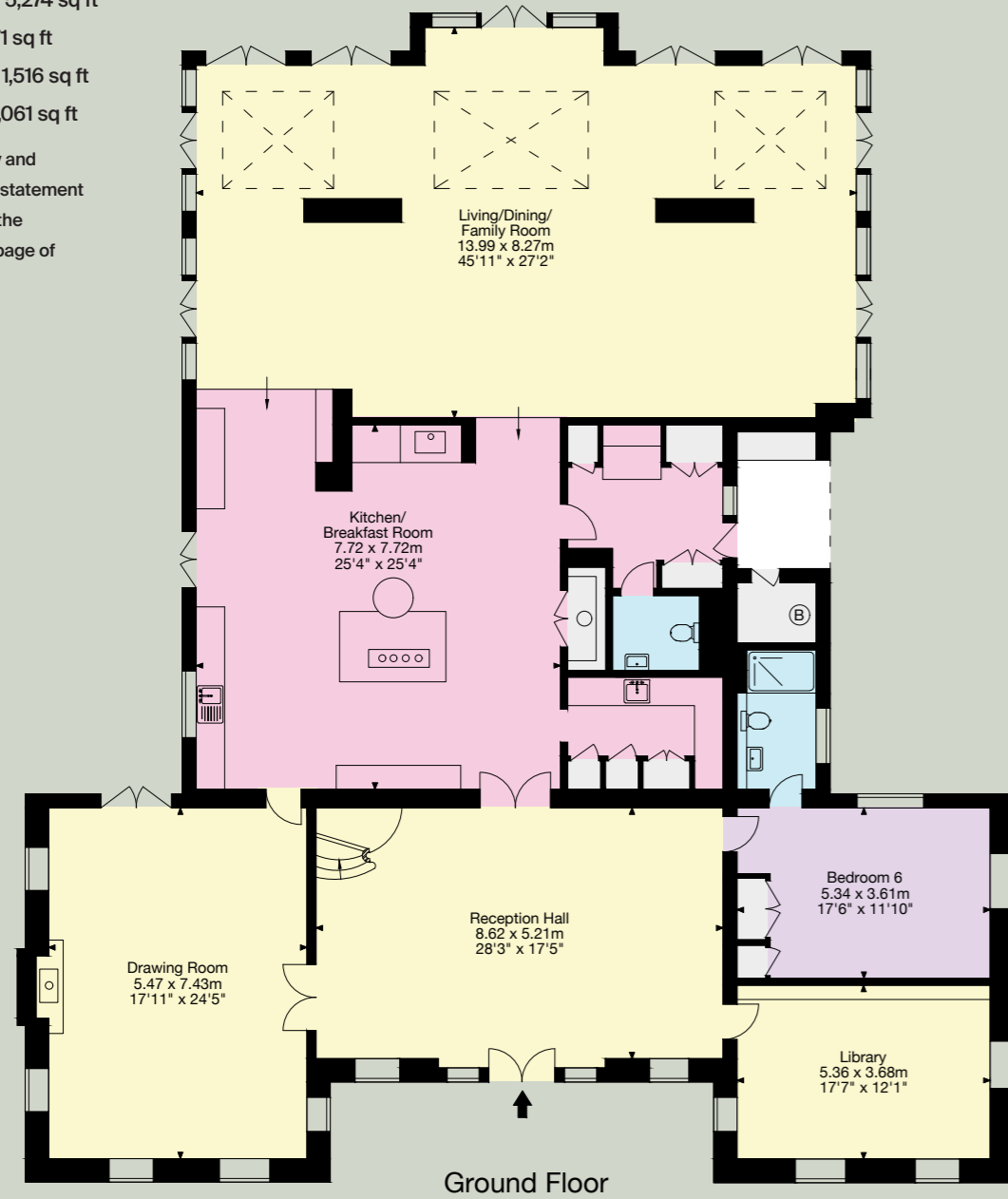




FLOORPLANS

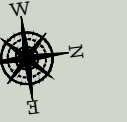
Main House = 490 sq m / 5,274 sq ft  
 Garages = 211 sq m / 2,271 sq ft  
 Outbuildings = 141 sq m / 1,516 sq ft  
 Total Area = 842 sq m / 9,061 sq ft

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.

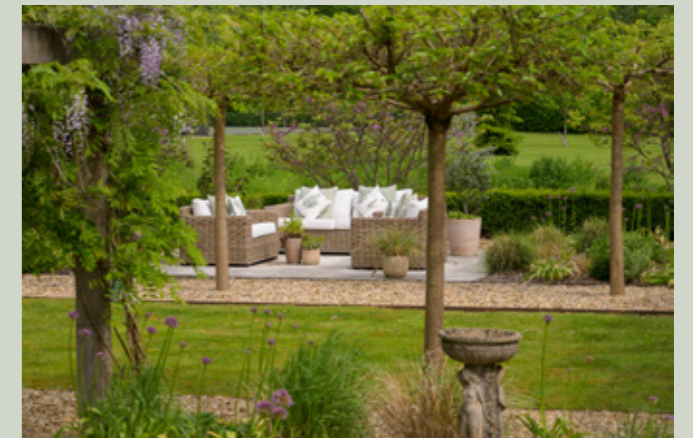


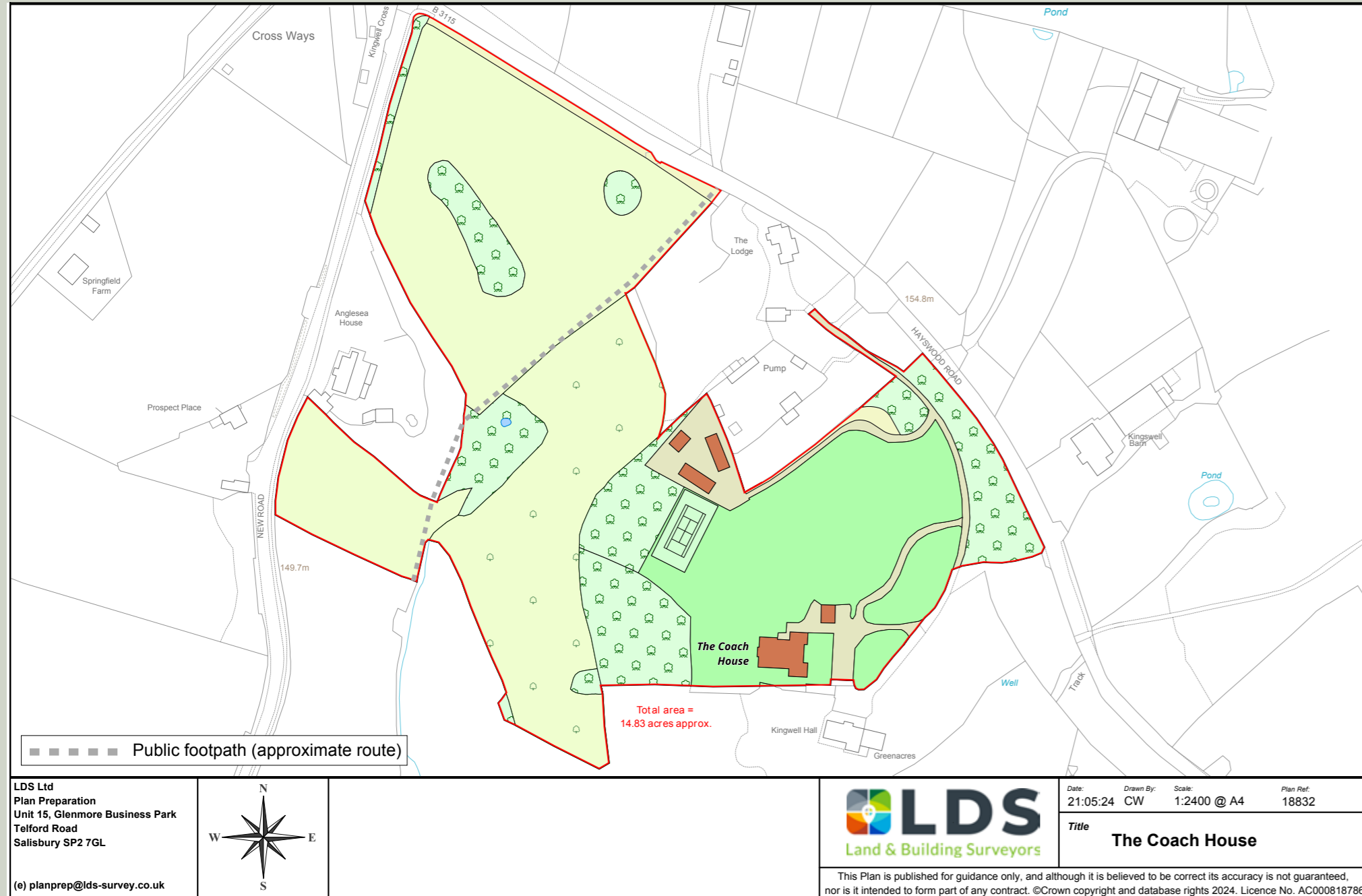
Main House = 490 sq m / 5,274 sq ft  
 Garages = 211 sq m / 2,271 sq ft  
 Outbuildings = 141 sq m / 1,516 sq ft  
 Total Area = 842 sq m / 9,061 sq ft

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.

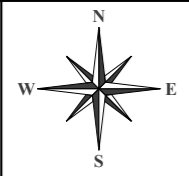


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





LDS Ltd  
 Plan Preparation  
 Unit 15, Glenmore Business Park  
 Telford Road  
 Salisbury SP2 7GL  
 (e) [planprep@lds-survey.co.uk](mailto:planprep@lds-survey.co.uk)



Date: 21.05.24  
 Drawn By: CW  
 Scale: 1:2400 @ A4  
 Plan Ref: 18832  
 Title: **The Coach House**  
 This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000818786



## Property Information

**Services:**

We are advised that mains water, and gas are connected to the property. There is private drainage (septic tank).

**Tenure:**

We are advised that the property is Freehold.

**Local Authority:**

Bath and North East Somerset - 01225 477000

**Council Tax Band:**

G

**EPC:**

C

**What Three Words:**

///inversion.briskly.multiples

**Postcode:**

BA2 0HH

**Guide Price:**

£3,335,000

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





**Bath**  
4 Wood Street, Queen Square  
Bath  
BA1 2JQ

**Country Department**  
55 Baker Street  
London  
W1U 8AN

**Charlie Taylor**  
01225 325 997  
charlie.taylor@knightfrank.com

**Hamish Humfrey**  
020 7861 1717  
hamish.humfrey@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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 May 2024. Photographs and videos dated 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.