



Upper Shockerwick Farm,
Bath
BA1



Upper Shockerwick

Bath, Somerset

A wonderful 166 acre Cotswold farm with converted traditional buildings in a remarkable position with exceptional views over the surrounding countryside.

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Traditional stone barn with huge potential | Additional Cotswold stone outbuildings | Let converted office

Stabling | Woodlands & Pastureland | Range of modern farm buildings

In all about 166 acres (67.17 hectares)



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Upper Shockerwick

Upper Shockerwick is a charming, rural hamlet to the east of Bath, in the Cotwolds 'Area of Outstanding Natural Beauty'. Local amenities can be found in the nearby village of Box and the beautiful city of Bath is a short drive away, providing first class shopping, restaurants, bars and cultural attractions including the Roman Baths, Holburne Museum, The Royal Crescent, Prior Park Gardens and the Theatre Royal. There is a huge range of sporting opportunities nearby including hunting with the Avon Vale, whilst Bath provides excellent golf, cricket, rugby and racing within a short drive of Upper Shockerwick.

The property is well placed for commuting with easy access to both Junction 17 and Junction 18 of the M4 which link to London and the wider national motorway network. High speed rail linked are available at a journey time from 75 minutes. Bristol Airport provides a wide range of national and international flights. The area is renowned for the quality of its private and public schooling for boy and girls of all ages. Prior Park, Stonar, Monkton Combe, King Edwards, and Kingswood are all within easy reach. Upper Shockerwick Farmhouse was converted by the current owners around 15 years ago and is presented in good decorative order throughout with a combination of period characters and a contemporary style. The property holds the beautiful Cotswold charm whilst maintaining comfortable modern living. The accommodation is arranged over one floor and offers spacious and versatile modern family living space. The property benefits from wonderful views from all aspects.









Upper Shockerwick

The property is entered via the reception hall, this leads to the main corridor which provides access to the majority of rooms, the first being a lovely large light family kitchen diner. There is also a separate formal dining room leading from the kitchen as well as a large drawing room with a wood burning stove. There is also a boot room/ utility room by the kitchen which provides a second entrance into the property from the garden.

There are 4 good sized bedrooms, one of which is an ensuite. There is a further family bathroom and a loo by the entrance hall. As part of the conversion the current owners created a small section of the outbuildings into a separate let office with WC and kitchen. The property also benefits from a large traditional stable block with 8 stables as well as further stabling and a modern farm building. The property extends to 166 acres of extensive pastureland as well as mature woodland and copses interspersed throughout the land.

Directions

From Bath head East on the A4 London Road, at the roundabout take the 3rd exit to continue on the A4 towards Box. At the next roundabout take the 2nd exit signposted Box and Chippenham, continue on the A4 Box Road and then turn left, signed to Shockerwick.

Take the 1st right and continue along this road for just over half a mile to the top of the hill. Turn left and you will find Upper Shockerwick Farm in front of you.

Bath 5 miles | Bristol 16 Miles | Bristol Airport 22 miles
(All distances are approximate)



Upper Shockerwick Farm



Bath BAI

Approximate Gross Internal Floor Area

- Farmhouse
321 sq m/3,452 sq ft
- Sheep Barn
310 sq m/3,337 sq ft
- Outbuildings
288 sq m/3,100 sq ft
- Barn
193 sq m/2,077 sq ft
- Stables
184 sq m/1,980 sq ft
- Office
80 sq m/861 sq ft
- Total Area
1,376 sq m/14,807 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

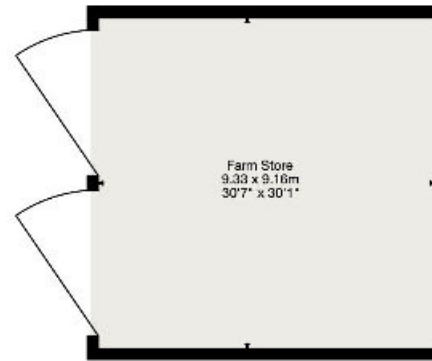
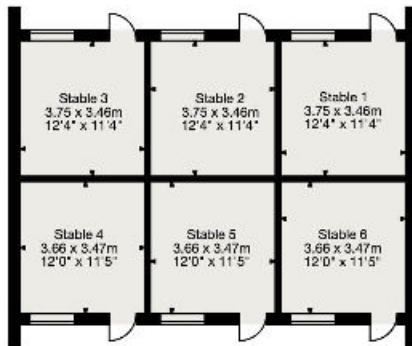
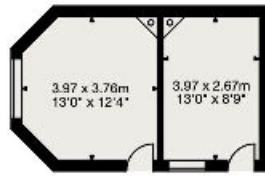
Upper Shockerwick Farm



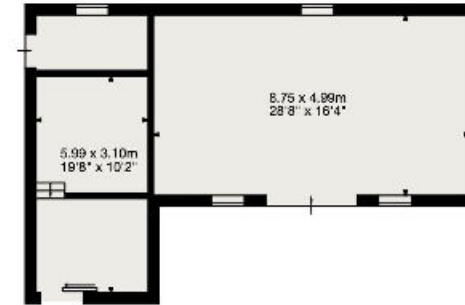
Bath BAI

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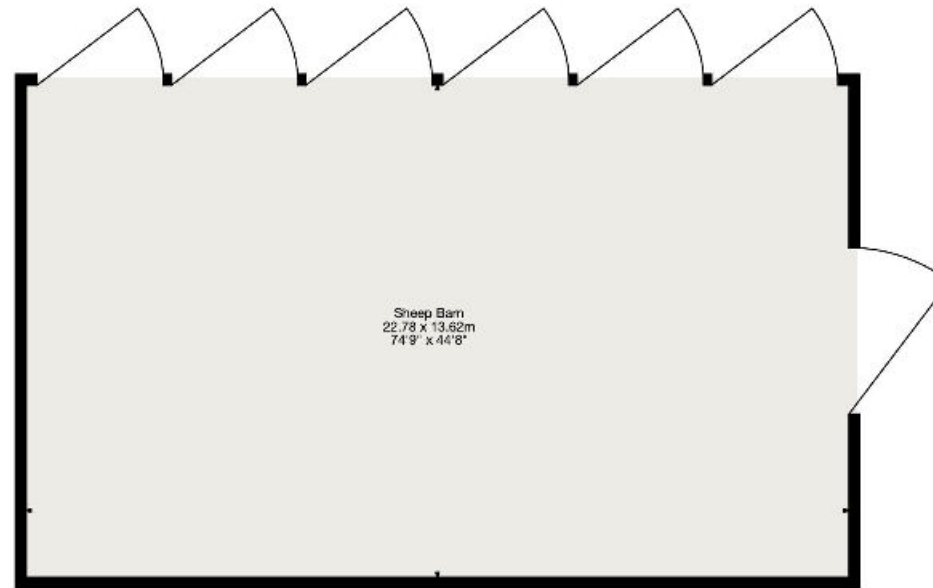
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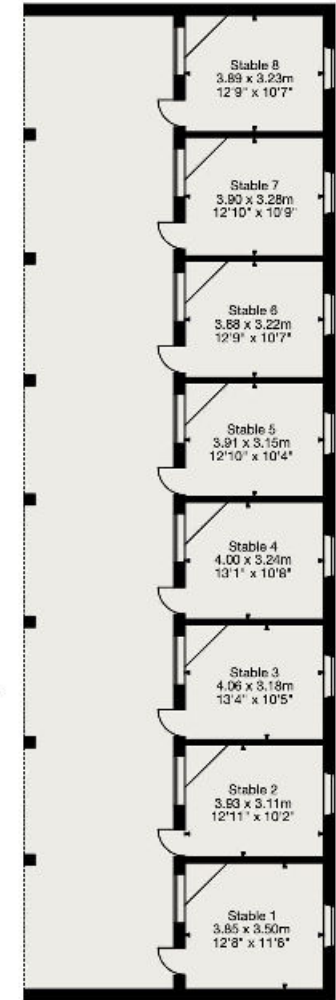
Outbuilding



Outbuilding



Barn



Stables

- Living Area/Reception
- Kitchen/Utility
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UPPER SHOCKERWICK
FARM