

Manor Farmhouse

Church Road, Tormarton, Badminton, Gloucestershire





A Grade II listed Badminton Estate farmhouse needing modernisation in pretty South Cotswold village.

Chipping Sodbury 4 miles, Marshfield 4 miles, Bath 10 miles, Bristol 14 miles, Heathrow airport 90 miles, Chippenham train station 12 miles (Direct London Paddington journey from 60 minutes) Jct 18 M4 ½ mile
(All distances and times are approximate)



Summary of accommodation

Farmhouse

Reception hall | Drawing room | Sitting room | Kitchen | Old Laundry | Family room | Study | WC
Cellar | Five bedrooms | Dressing room | Family bathroom | WC | Attic rooms

Outside

Stone store | Walled garden

In all, about 1.31 acres

Situation

Tormarton is a picturesque Cotswold village approximately ten miles north of Bath surrounded by countryside. The village is in an area of Outstanding Natural Beauty.



Acton Turville village shop and post office
Chipping Sodbury
Bath and Bristol



The Compass Inn (within walking distance)
Fox and Hounds Acton Turville
The Cross Hands, Old Sodbury



M4 junction 18 ½ mile



Chippenham Station offers direct services to London Paddington (from 60 minutes)



Bowood, Castle Combe and Chipping Sodbury



Kingswood and the Royal High benefit from a school bus service from the village
St. Mary's Calne, Westonbirt and Beadesert Collegiate School, Acton Turville Primary School



Bath, Bristol and Marlborough



Newbury, Cheltenham and Bath.
Eventing at Badminton, Dauntsey and Gatcombe.
Hunting with The Duke of Beaufort's.
Polo at Beaufort and Cirencester.



Walking and cycling on the network of footpaths and highways across South Gloucestershire



The Property

Manor Farmhouse is Grade II listed. The history of the house covers several phases and we believe that the older part of the house (the range running north-south) dates back to the C14/C15 and the newer range being C17/C18. The property is located on the edge of the sought-after rural village of Tormarton. The property is located beside the parish church and a farm.

The accommodation briefly comprises a reception hall, two spacious reception rooms, a kitchen/ breakfast room and full height and expansive Old Laundry and a WC/ shower room. To the rear is a study and family room with a store room. Accessed by steps is a large cellar. On the first floor are six bedrooms/ dressing rooms, a WC and a family bathroom. On the second floor are two large attic rooms.

The property needs complete modernisation.



The Old Laundry ceiling



The Old Laundry





Gardens & Grounds

A dry stonewall surrounds the open garden with several mature trees and shrubs. A gravel turning circle in front of the house. Adjacent to the house and separated by natural stone walls is a large flat lawn, with a higher stone wall to the east and beside the village church enclosing the private garden.

In all, about 1.31 acres.

Covenants

The property will be sold with the standard estate covenants.

FLOOR PLAN

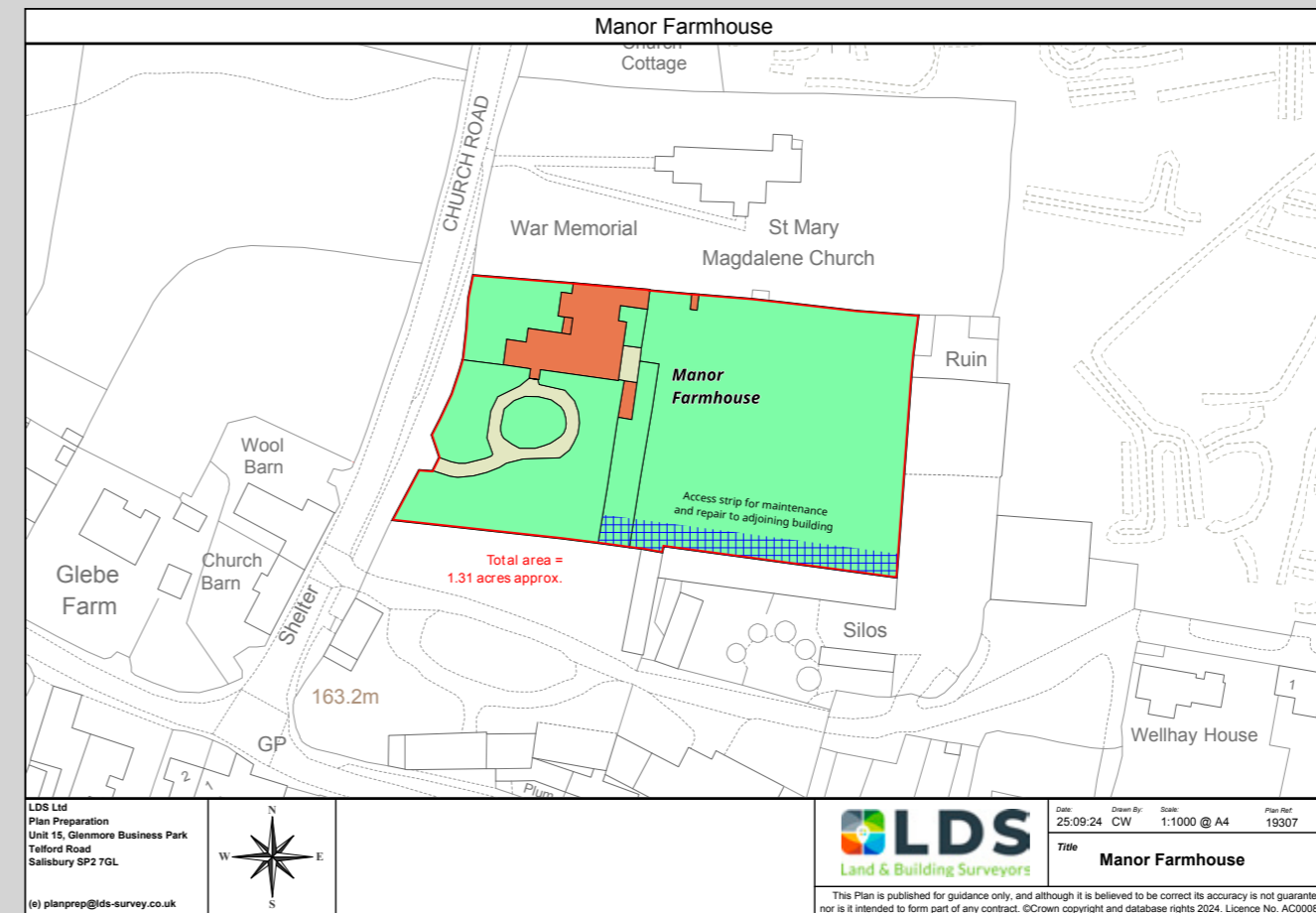
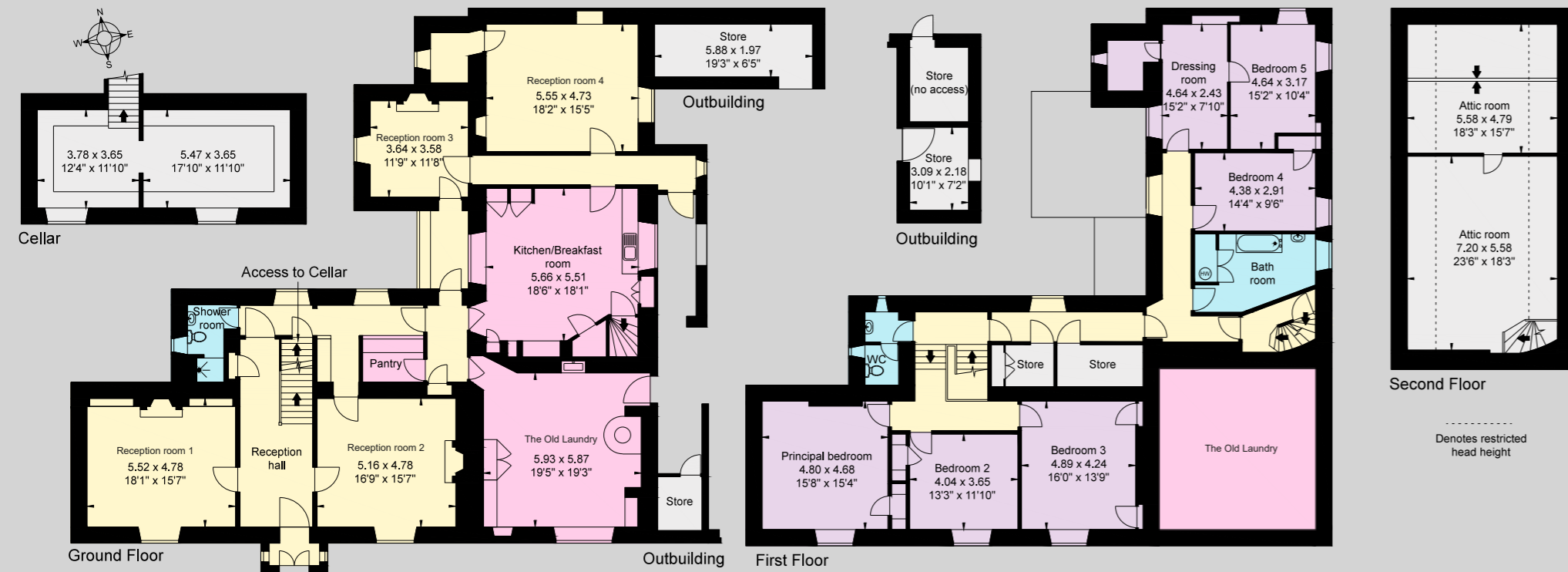
Approximate Gross Internal Floor Area

Main House: 501 sq m / 5,395 sq ft

Outbuildings: 28 sq m / 302 sq ft

Total: 529 sq m / 5,697 sq ft

(Proposed additional area above Utility/Boot room: 35 sq m / 380 sq ft)



PROPERTY INFORMATION

Planning Potential

The farmhouse is Grade II listed, and the property is within a Conservation Area. Positive pre-application advice has been received from South Gloucestershire Council for a detached garage. Further information is available from the vendor's agent.

Property Information

Services:

Mains water and electricity.

Tenure:

Freehold

Local Authority:

South Gloucestershire Council

Council Tax:

Farmhouse - band G

Postcode:

GL9 1HT

What3Words:

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Guide Price

£900,000 as a whole

Viewings:

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

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.



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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: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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