

# Saltford Lodge, Saltford, Near Bath

---



# A unique and beautifully presented detached Grade II listed three bedroom home, with a one bedroom annexe.

## Summary of accommodation

**Ground floor** Entrance hall | Living room | Family room | Open plan kitchen/dining room  
Utility room | Cloakroom

**First floor** Principal bedroom en suite shower room | 2 double bedrooms | Bathroom

**Annexe** Living room/office | Double bedroom | Wet room

**Outside** Gardens | Terrace | Hot tub | BBQ area | 2 children's play areas

In all approximately 0.28 of an acre

## Distances

Bath City Centre 4 miles, Bristol City Centre 7 miles, Bristol International Airport 14 miles  
(All distances are approximate).

## Situation

Saltford is a highly desirable village extremely well placed for the cities of both Bath and Bristol. The village enjoys a great selection of day to day amenities including the popular Flourish Farm Shop & Cafe, public houses and other facilities, including the Bath to Bristol Cycle Track, Saltford Golf Club and regular bus services.

Bath and Bristol both provide an excellent range of shopping, theatres, cultural and leisure amenities, museums and sporting facilities.

The M4 motorway is easily accessible at Bath J18 or the M32 J19. There are good rail services from Keynsham Station with onward connections to Bath Spa, Bristol Temple Meads and London Paddington. Bristol International Airport is also within easy reach.



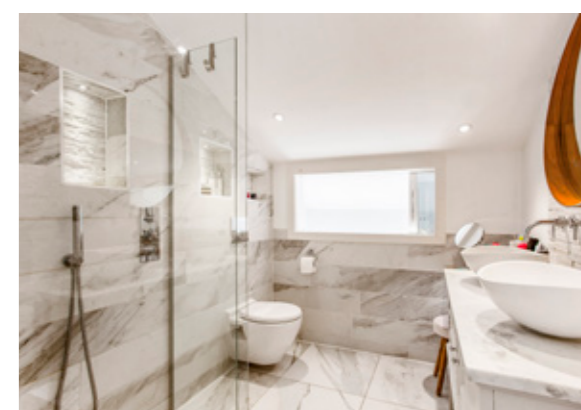
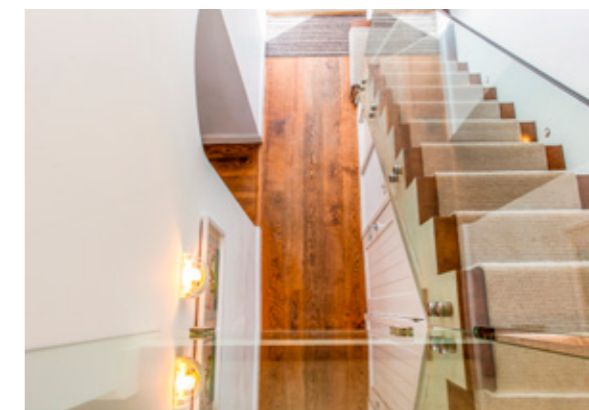
## The House

Salford Lodge is an attractive Grade II listed former toll house dating back to 1792, with an extension in 2016. The property offers stylish modern family living space, with characterful period features, arranged over two floors.

The property features Sonos speakers in the kitchen and garden, ambient lighting around the garden, and a security system.

To the left of the light and airy entrance hall is the family room and living room, both of which have woodburners. To the right is the stunning open plan kitchen/dining room with study area, island, pink SMEG range cooker and bi-fold doors leading out to the terrace. Also on this floor is a utility room and cloakroom.

On the first floor is the principal bedroom with en suite shower room, two further double bedrooms and the family bathroom.



## Annexe

The property benefits from a detached guest house, positioned at the rear of the main house which comprises living room/office, double bedroom and wet room.

## Outside

The property is approached through electric gates onto a private driveway where there is parking for a few vehicles.

The gardens are a superb feature, with a real lifestyle element. Mainly laid to lawn with an entertaining terrace, circular raised decked terrace with hot tub, BBQ area and two artificial grass children's play areas.

## Directions (Postcode BS31 3JU)

From Bath head west on Upper Bristol Road/A4, passing through Newbridge and continue onto the Bristol Road/A4. At The Globe roundabout take the 3rd exit to stay on the Bristol Road/A4. Continue on for just over 1 mile towards the village of Salford, you will find Salford Lodge on your left hand side (before you reach the left hand turn for The Glen).

## What Three Words

///diggers.quoted.tweezers

## Property information

**Services** Mains water, electricity, and drainage. Gas fired central heating.

**Method of Sale** We are advised that the property is Freehold.

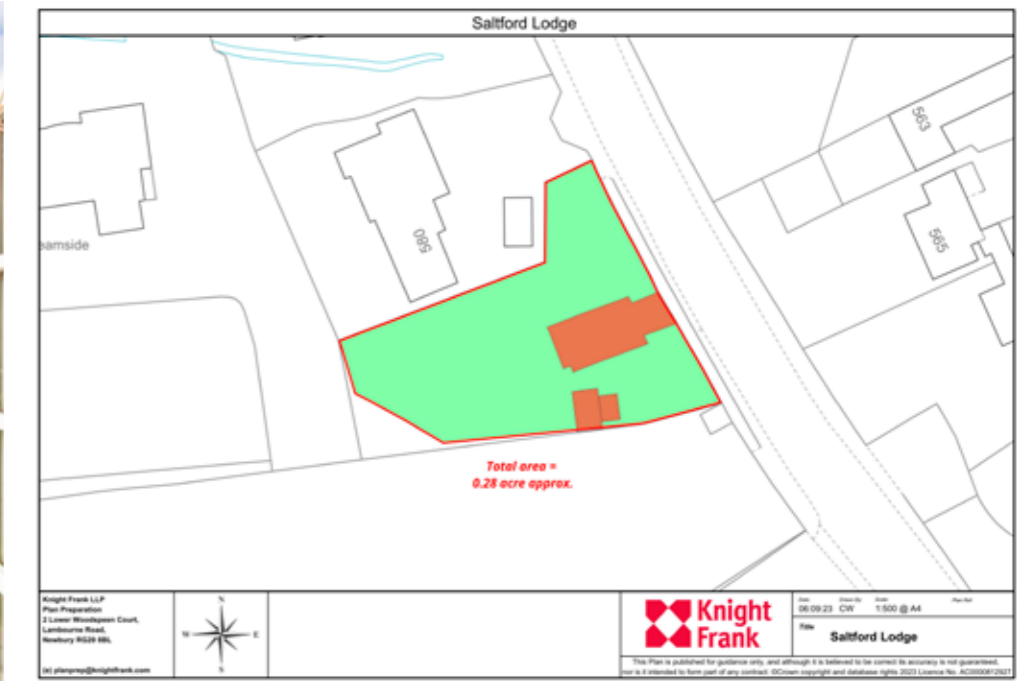
**Local Authority** Bath & North East Somerset Council - bathnes.gov.uk

**Council Tax Band** E

**EPC** D

**Guide price** £895,000

**Viewings** Strictly by prior appointment with the Knight Frank, LLP



**Approximate Gross Internal Floor Area**

Main House: 170 sq m / 1,829 sq ft

Annexe: 22 sq m / 236 sq ft

Total Area: 192 sq m / 2,065 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.



Annexe

Ground Floor

First Floor

**Knight Frank Bath**  
4 Wood Street  
Queen Square, Bath  
BA1 2JQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Francesca Leighton-Scott**  
01225 325 994  
[Francesca.Leighton-Scott@knightfrank.com](mailto:Francesca.Leighton-Scott@knightfrank.com)



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 [September 2023]. Photographs and videos dated [September 2023].

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.