

# WHATLEY COMBE HOUSE



WHATLEY • BAIL



# WHATLEY COMBE HOUSE

WHATLEY • BA11 1

A beautifully presented six bedroom Georgian  
Grade II listed country house.

## Ground Floor

Entrance Hall • Drawing Room • Dining Room  
Study • Kitchen/Breakfast Room • Utility/Laundry Room  
Studio • 2 Cloakrooms

---

## First Floor

3 Bedrooms • Bathroom

---

## Second Floor

3 Bedrooms • Bathroom

---

## Outside

Formal Gardens

In all about 1.08 acres (0.44 hectares)

Frome 2.5 miles • Babington House 4.5 miles • Bruton 10.5 miles

Bradford on Avon 12.5 miles • Central Bath 15 miles

Central Bristol 23.5 miles

(All distances are approximate)



## SITUATION

Whatley is a pretty, rural hamlet to the south of Bath. The popular market town of Frome is close by providing a wonderful mix of independent shops, restaurants, cafes, pubs and the renowned monthly artisan market The Frome Independent. Babington House, Hotel and Private Members Club is also only a short drive away providing a beautiful country setting to relax and unwind.

The UNESCO World Heritage Site of Bath is not too far 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.

Frome, Westbury, Warminster and Castle Cary stations provide rail services to London Waterloo and London Paddington, whilst the A303 (M3) provides good road access to London and the wider motorway network, in addition to the A36, M4 and M5 all being within easy reach. Bristol Airport provides a wide range of national and international flights.

There are a number of highly regarded schools in the area to include The Steiner Academy Frome, All Hallows, Sexey's, Downside, Wells Cathedral and Millfield; in addition to an excellent selection in Bath.













## THE HOUSE

The property is believed to date back to 1815 with later additions, and was originally built as a dower house for the larger Georgian estate house. The accommodation is arranged over three floors and offers spacious and versatile family living space that is presented to an extremely high standard with beautiful period features.

To the left of the entrance hall is the impressive and elegant dual aspect drawing room with an open fireplace at each end. To the right is the fabulous open plan kitchen/breakfast room featuring integrated appliances and an AGA, leading through to the dining room and studio. On this level there is also a spacious utility/laundry room, a study and two cloakrooms.

On the first floor is the master bedroom with walk in dressing room and fitted wardrobes, two further bedrooms and a luxurious wet room with under floor heating. On the second floor are three double bedrooms, and a stylish bathroom with under floor heating.

There is a planning application pending for the creation of a large family room, conversion of the stables to a dwelling and landscaping.

## GARDENS AND GROUNDS

The property is approached through stone pillars and an iron gate, onto a sweeping gravel driveway where there is parking for a number of vehicles.

The landscaped formal gardens are mainly laid to lawn, bordered by mature trees, shrubs, and a plethora of flowers. To the side of the house is a charming walled garden with a magnificent Magnolia.



## POSTCODE

BA11 3JU

## DIRECTIONS

From Bath head south on the A367, passing through Dunkerton. At the first roundabout take the 1st exit and at the next roundabout take the 2nd exit to stay on the A367 passing Peasedown St John. Take the next left onto Braysdown Lane, continue on this road to Knobsbury Hill and then onto the B3139. After just under 1/2 a mile turn left, and then turn right onto Hatchet Hill. Turn left at Vobster Hill and then left again onto Holes Lane. Continue onto Knaptons Hill and then take the 1st turning on your right. After just under 1 mile turn left and continue on this road. You will find Whatley Combe House on your left.

## METHOD OF SALE

The freehold of Whatley Combe House is available for sale by private treaty with vacant possession on completion.

## COUNCIL TAX

Band G

## LOCAL AUTHORITY

Mendip District Council - [mendip.gov.uk](http://mendip.gov.uk)

## SERVICES

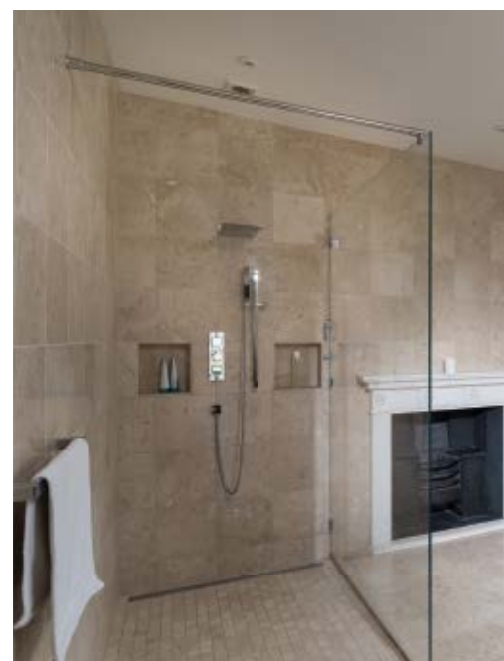
Mains water and electricity. Oil fired central heating. Private drainage. Calor gas bottles for the hob. AGA is oil with a gas and electric module.

## FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## VIEWINGS

Strictly by prior appointment with Knight Frank LLP.

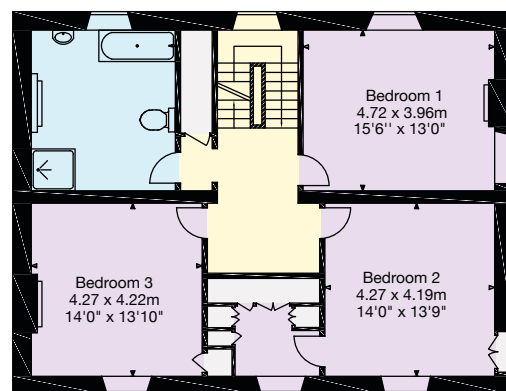
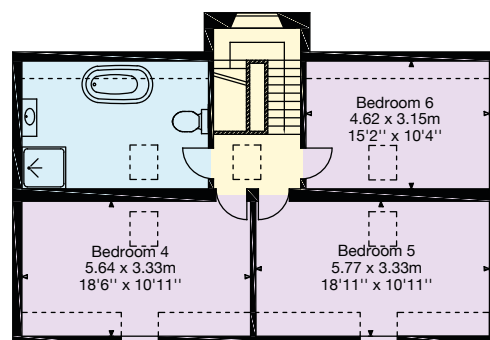
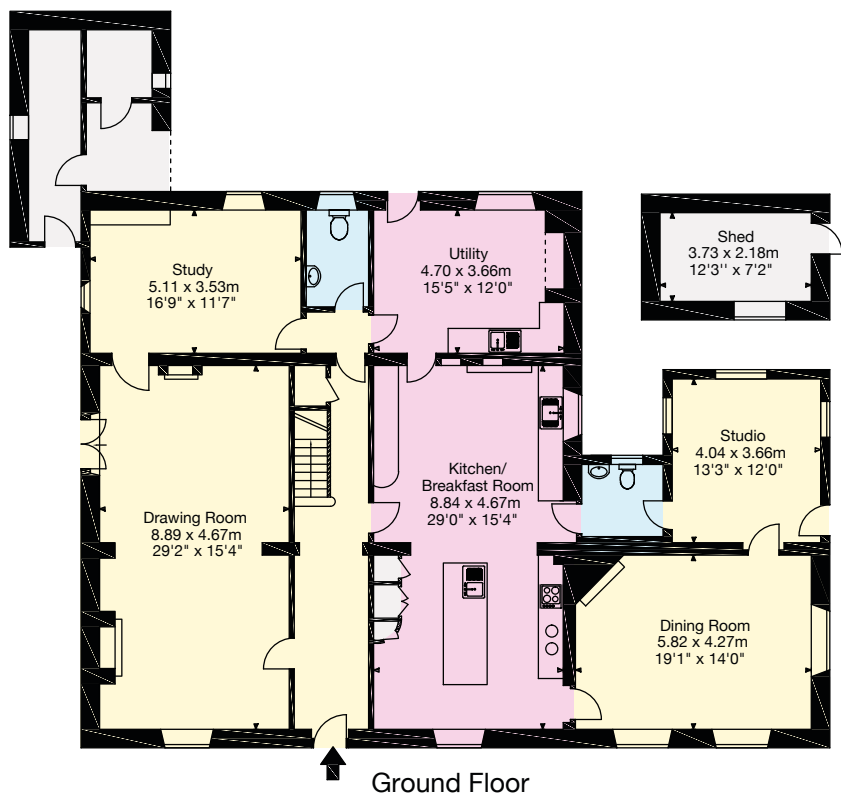






# FLOORPLAN

Approx gross internal floor area  
(No Less Than)  
390sq m (4,208 sq ft)



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

**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 etc: The photographs 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. Particulars dated April 2017 Photographs dated April 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



Whatley Combe House



**Produced by:**  
Mapping and GIS Department  
Knight Frank LLP  
Ramsbury House, 22 High Street  
Hungerford, Berkshire, RG17 0NF  
(t) 01488 688508 (f) 01488 688505  
(e) mapping@knightfrank.com

**Land Use:**

	Pasture		Orchard
	Arable		Heathland
	Game Cover		Rocks / Boulders
	Woodland		Building (Residential)
	Scrub		Building / Structure (Agricultural)
	Verge / Misc		Gardens
	Water		Road / Track

NB: if field & building type are unknown - assumed pasture & residential

**Knight Frank**

Date: 29.03.17 CW Scale: 1:1250 @ A4 Plan Ref:  
Title: **Whatley Combe 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. While this plan is based on the Ordnance Survey map it is with the sanction of the controller of H. M. Stationery Office Crown Copyright reserved. Licence No. 100027121







**Knight  
Frank**

**01225 325 999**

4 Wood Street, Queen Square

Bath, BA1 2JQ

[bath@knightfrank.com](mailto:bath@knightfrank.com)

[knightfrank.co.uk](http://knightfrank.co.uk)