



# Brook Cottage

St. Catherine • Bath • BA1









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*A beautiful 17th century farmhouse with an annexe set in a secluded position in the St. Catherine valley on the market for the first time since 1842*

## Ground Floor

Entrance Hall • Living Room • Kitchen/Dining Room • Book Room  
Utility Room • Cloakroom

## First Floor

Master Bedroom with En Suite Bathroom and Dressing Room  
2 Further Bedrooms • Bathroom

## Annex

Entrance Hall • Living Room • Study • Kitchen/Dining Room  
Master Bedroom with En Suite Bathroom • Second Bedroom  
Cloakroom • Boiler Room

## Gardens and Grounds

Large Workshop on 2 levels with a Bathroom and a Balcony  
Pagoda • Swimming Pool • Stable • Extensive Gardens and Woodland  
Ample Parking

**In all approximately 3.52 acres**









## SITUATION

The St. Catherine valley is a beautiful and extremely peaceful location to the north east of Bath, perfectly situated for easy access to the Georgian city of Bath and also for the A46 to Junction 18 of the M4 motorway. The valley is within an area of outstanding natural beauty and there are numerous walks from the property.

Bath, one of the only three UK World Heritage Cities, has a wealth of educational, social, cultural and recreational facilities, including the famous Roman Spa, The Pump Rooms and The Holburne Museum. Bristol International Airport (45 minutes by car) is within easy reach.

The nearby village of Marshfield offers a variety of facilities including 2 garages, 3 public houses, a butcher, a post office, a newsagent and other general stores.

There is an excellent selection of both state and private schools at all levels in Bath and the surrounding areas, including Kingswood, The Royal High, King Edward's, Beechen Cliff, Hayesfield, and Marshfield Primary School.

## THE HOUSE

Brook Cottage is a delightful mid 17th century, Grade II listed detached farmhouse set in beautiful grounds in a secluded position in the valley of St. Catherine. Surrounded by countryside and woodlands, the house has a cosy feel with well proportioned accommodation over two floors. The generous kitchen/dining room is the main hub of the house with a welcoming open fire. The cloakroom and utility room lead on from the kitchen, while the living room and book room are located on the other side of the house, the latter of which has access to the garden. The master bedroom with en suite bathroom and dressing room is on the second floor together with two further bedrooms and a bathroom.

The annexe provides spacious secondary accommodation arranged over two storeys, with a large living room, kitchen dining room and two bedrooms on the upper ground floor and a study and utility room on the lower ground floor.

## GARDENS AND GROUNDS

Brook Cottage is approached via a long driveway which passes by a large workshop currently being used as additional accommodation with plumbing and electricity supplied to the building, and a balcony.

The magnificent gardens and grounds are a major feature of the house, being mainly lawned with an extensive woodland area to the west of the property. There is an exquisite pagoda on which to relax and enjoy the peace and quiet of the rural setting and alfresco dining.

NB: There is a public footpath that runs through the garden, this is shown on the landplan.

## DIRECTIONS (BA1 8HA)

From Bath head east on the A4 and at the first roundabout take the second exit onto London Road West. Continue onto the High Street and then turn left onto Penthouse Hill. Continue onto Brow Hill into Northend. Follow this road for approximately 1.5 miles into St. Catherine and Brook Cottage is on the right.

## SERVICES

We are advised that mains electric and water are connected to the property and the drainage is private. A wood burning system heats both houses and the swimming pool. There is an oil tank for the Aga.

## 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

Freehold.

## LOCAL AUTHORITY

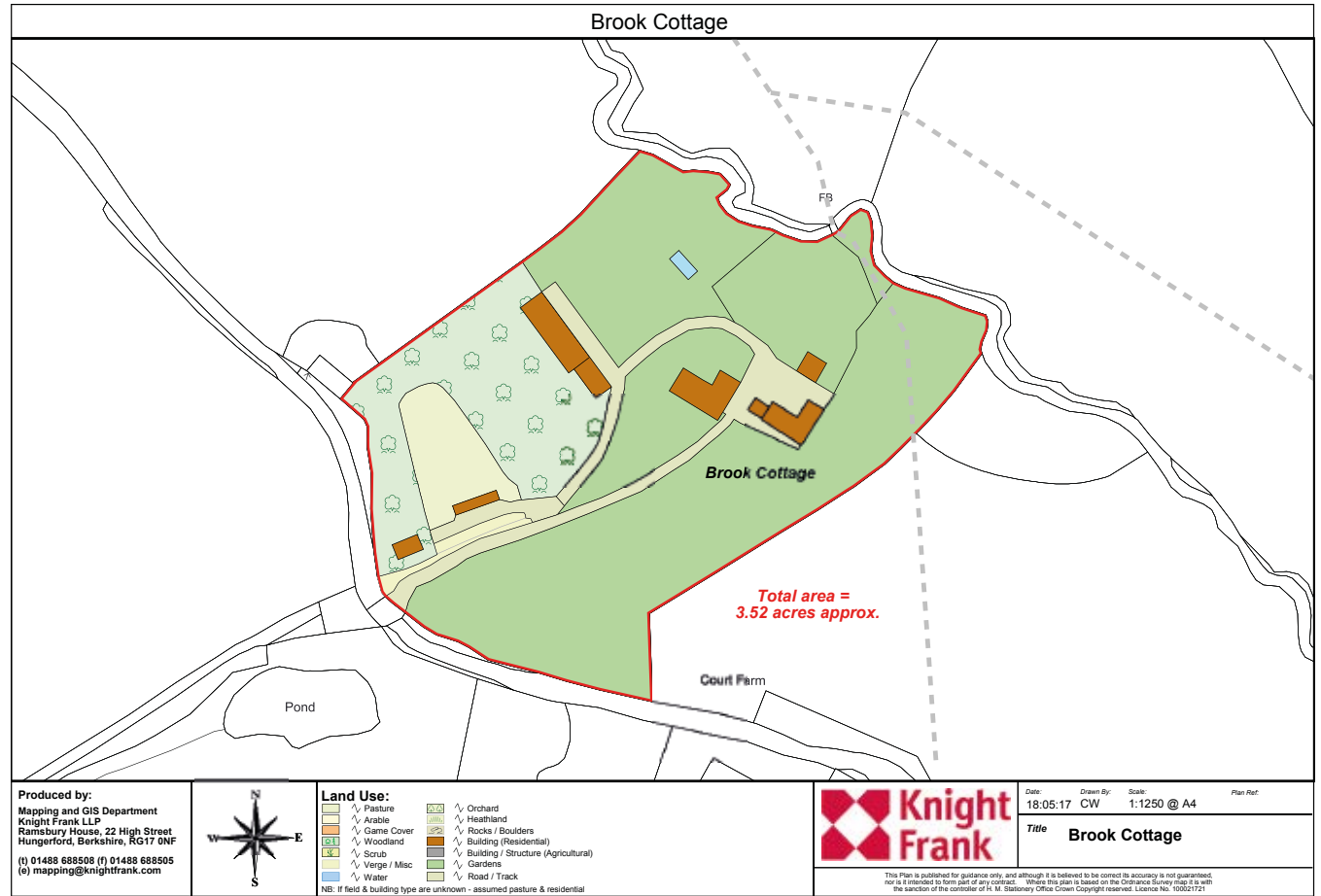
Bath and North East Somerset – 01225 477000

## COUNCIL TAX

Band G

## VIEWINGS

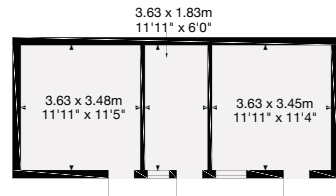
Strictly by prior appointment with Knight Frank LLP.



## APPROXIMATE GROSS INTERNAL FLOOR AREA

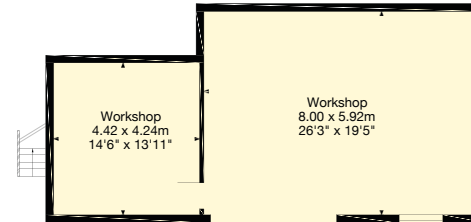
(No less than)  
178 sq.m (1,926 sq.ft)

Annexe, Workshop and Stables  
(No less than)  
293 sq.m (3,162 sq.ft)

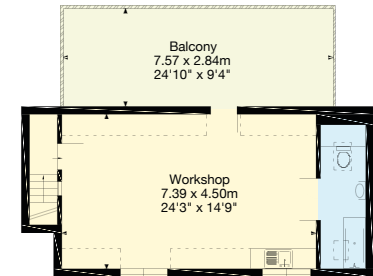


Stables

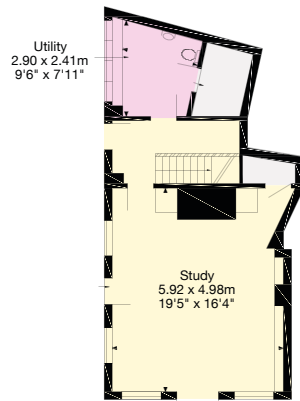
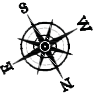
Open Area  
8.84 x 2.64m  
29'0" x 8'8"



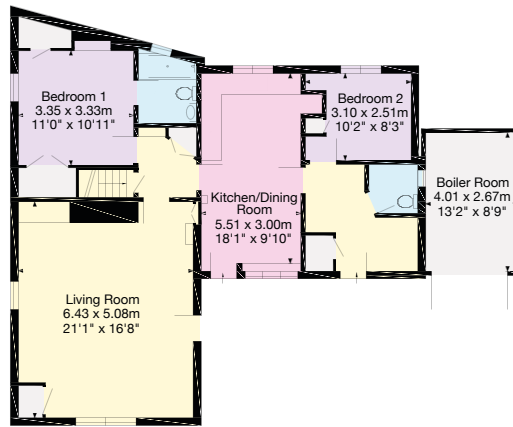
Ground Floor  
Workshop



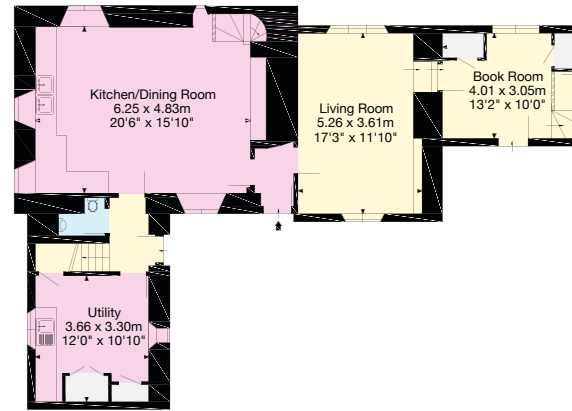
First Floor  
Workshop



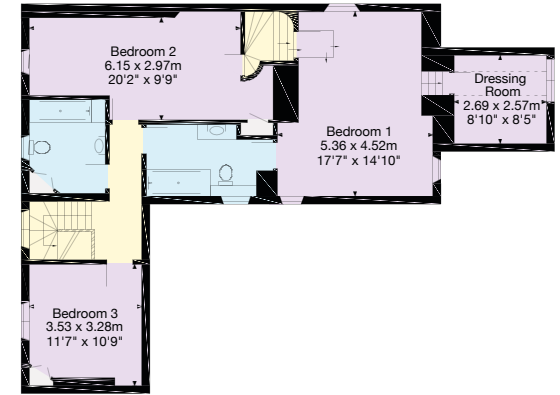
Lower Ground Floor  
Annexe



Upper Ground Floor  
Annexe



Ground Floor Brook Cottage



First Floor Brook Cottage





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