



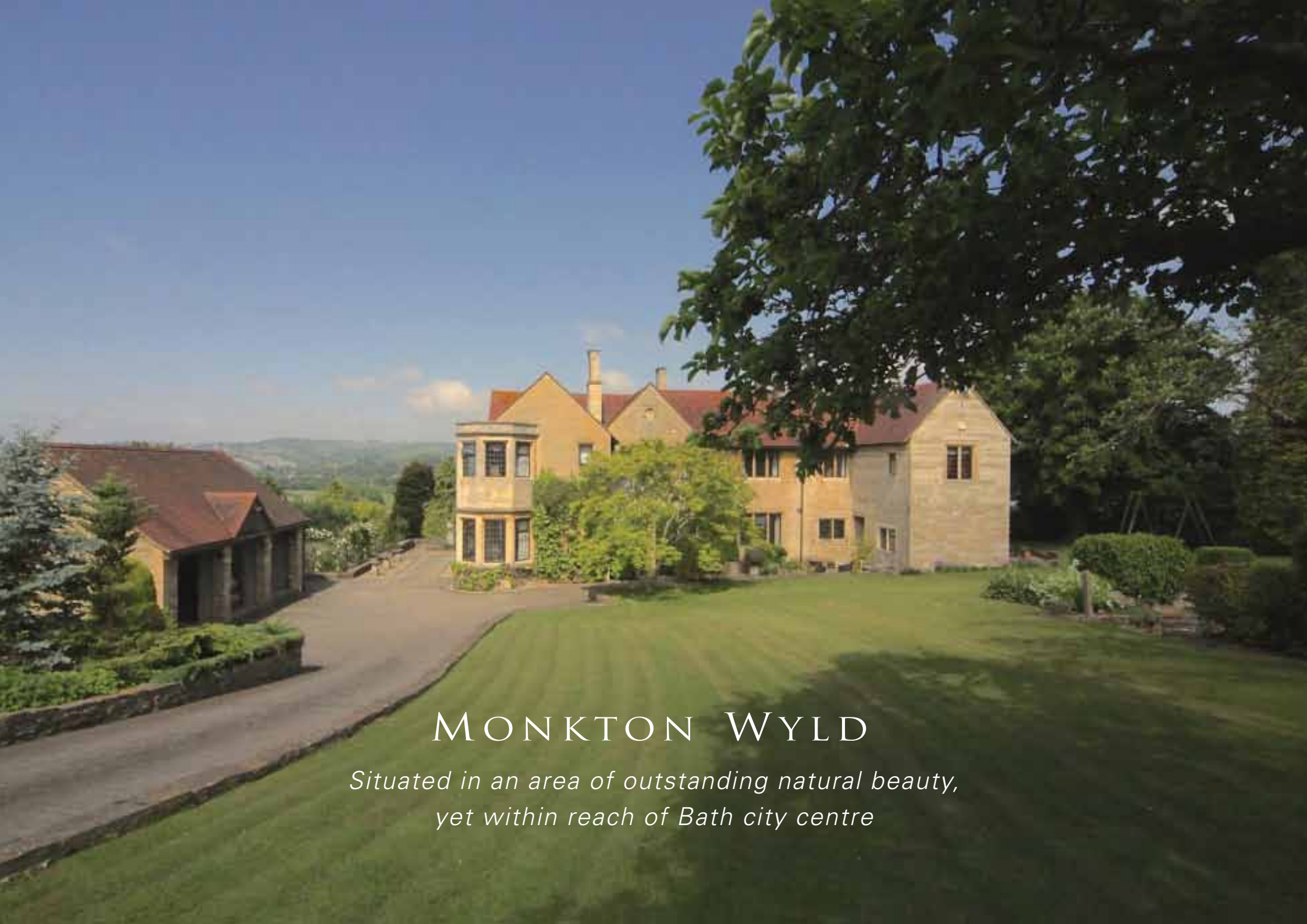
MONKTON WYLD

Court Lane, Bathford, Bath BA1 7RY

**COBB
FARR**

Bath & Bradford on Avon

Residential Sales



MONKTON WYLD

*Situated in an area of outstanding natural beauty,
yet within reach of Bath city centre*

A magnificent country house, set in beautifully landscaped walled gardens of approximately 1.25 acres situated in an elevated location with stunning views over the surrounding hillsides, on the edge of this charming village close to the city of Bath.

- An outstanding detached country house
- Set in delightful landscaped gardens of approx. 1.25 acres with superb views
- Beautiful bespoke handcrafted fitted kitchen
- 3 main reception rooms
- 7 bedrooms
- 4 bathrooms
- Within 10 minutes' drive of Bath and Bradford on Avon
- Tennis/croquet lawn and stabling, garage/coach house and hayloft
- Large parking area with a triple stone built garage
- Total garaging for 7 vehicles



SITUATION



Monkton Wyld is situated on the edge of Bathford, a charming historic village on the eastern outskirts of Bath. The property is set in a wonderful elevated location with superb views overlooking the village church, Bathampton valley and the surrounding hills of Bath

Bathford is a quintessential village with a thriving community and amenities including a village store, excellent village school, parish hall, church and public house. It is conveniently placed for access to both Bath and Bradford on Avon both being equidistant and within only a 10 minute drive.

The World Heritage City of Bath offers an excellent selection of chain and independent shopping, and a fine selection of restaurants, cafes, wine bars and numerous cultural activities. The newly refurbished Holburne and One Royal Crescent Museums, Bath Thermae Spa, the Theatre Royal and a world famous literary and music festival. World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University campus. The property is set in an excellent position to access nearby schools which include King Edwards, Kingswood, Stonar, St Stephens and Bathford Primary Schools, the latter being within walking distance.

Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon Canal and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The M4 motorway Junction 18 is approximately 10 miles to the north and Junction 17 is approximately 8 miles east. Other communications include a direct link to London Paddington, Bristol and South Wales from both Bath Spa Railway Station and Chippenham Railway Station.





DESCRIPTION

This wonderful country property was constructed in 1921 for Mr Robert Membrey who was involved in the construction industry. Since then there have only been three other owners, the present owners having acquired it some 29 years ago.

This is a substantial house set in the most delightful gardens of 1.25 acres which entirely surround the property and which feature within it terracing, a tennis/croquet lawn, stabling, coach house/garaging and a triple garage. Its elevated position provides stunning views stretching over the surrounding hills and much of the city of Bath.

Internally the property has magnificent accommodation, which in particular features a stunning large reception hall with a solid oak staircase and galleried landing. In addition, there are 3 principle reception rooms, a beautifully built bespoke kitchen, and at first floor level 7 bedrooms, a number of which have en-suite facilities. Throughout, there are solid oak doors and corniced ceilings.

This is quite an outstanding family property, set within a superb location and a viewing is strongly recommended by the sole agent Cobb Farr.



EXTERNALLY



The property is accessed via a prominent pillared entrance with electrically operated time clock double oak gates leading into a paved driveway. This initially leads to a large **garage/coach house** with sliding wooden door, separate electrical circuit and lighting with a personal door leading to the garden.

Adjacent to the garage block are **2 stables** and a **garden store and hayloft above**. Electric lighting, power points and access to overhead loft area.

The driveway leads down to a large parking area with a **triple stone built garage** with electric lighting, power point, roof storage space and to the rear is a log store. The gardens to the front of the property are principally laid to lawn with beautiful mature trees including Horse Chestnut, Poplar and Apple. There is a rockery area with an ornamental fishpond, waterfall feature and an extensive separate fruit and vegetable garden.

The lawn is centred around a sunken ornamental garden with stone paving and ornamental pond enclosed by stone walling and a vast assortment of shrubs. To the north west side of the property there is a rear terrace and further lawns. A pathway runs around to the rear of the property with a delightful paved and gravelled terrace with a Loggia, herb garden with brick paved paths, box hedging and beautiful Wisteria.

This whole terraced area is elevated and overlooks the principle **tennis/croquet lawns** to the rear with delightful views towards the church. This area of the garden again has a number of mature trees including 11 sculptured Conifers.

To the south eastern side of the property is a delightful rose garden, centred around an ornamental pond with fountain, rose arches and making the most of the stunning views of the surrounding countryside. The whole garden is mainly enclosed by high stone walling with numerous electric points and water taps.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

With part glazed solid oak front door, feature oval window, quarry tiled flooring and oak door into large reception hall.

Reception Hall

With bowed window overlooking the garden and the views beyond, solid oak staircase rising with panelling and feature arch, Bath stone carved fireplace with inset wood burning stove, exposed ceiling beams, under stairs storage cupboard and through to cloakroom.

Cloakroom

With wash hand basin and WC.

Drawing Room

A beautifully light room with double aspect including bowed window with window seat and stunning southerly aspect, fireplace with carved oak surround and inset gas coal effect fire.

Dining Room

With large window overlooking the gardens, feature Bath stone carved fireplace, serving hatch and 2 ceiling roses.

Inner Lobby

With door into study.

Kitchen/Breakfast Room

With bespoke oak kitchen built by the renowned Falcon Interiors. Integrated appliances comprising full height larder fridge, Miele dishwasher and microwave, Neff oven, Gaggenau 4 ring gas hob, extractor hood over and separate steam oven. Granite worktops, double enamel sink unit with brush chrome mixer taps, downlighting, larder cupboard, breakfast bar and glazed double doors leading into sitting room/snug.

Sitting Room/Snug

With 2 feature stain glass windows, double glazed sliding doors leading onto terrace and gardens with book shelving.

Rear Hallway

With panelling to dado level.

Second Cloakroom

With WC, wash hand basin and panelling to dado level.

Linen Cupboard

With Archie Kidd boiler supplying hot water and central heating.

Utility/Laundry Room

With double bowl, single drainer stainless steel sink unit, floor and wall mounted units, venting and plumbing for tumble dryer and washing machine, space for additional freezers and ceramic tiled flooring.

Boot/Games Room

With stone tiled flooring, spotlighting and 2 separate oak doors leading to garden.

FIRST FLOOR

Galleried Landing

With solid oak balustrade, ¾ length feature window, entry phone, linen cupboard and access to roof space.

Master Bedroom

With a range of built in wardrobes, stunning views over the church and countryside beyond and door leading through to en-suite shower room.

En-Suite Shower Room

With large fully tiled walk in shower with glazed screen, wash hand basin with vanity cupboard under, wall mirror, chrome ladder radiator and downlighting.

Bedroom 2

With front aspect overlooking the garden and beyond, archway through to dressing area and door with stained glass feature door leading to en-suite bathroom.

Dressing Room

With large walk in wardrobes, separate pressurised hot water tank and access to roof space.

En-Suite Bathroom

Fitted with a white suite comprising a Jacuzzi bath, wash hand basin with vanity surround, wall mirror, WC, fully tiled shower cubicle with folding glazed screen.

Bedroom 3

With coving, bowed window with beautiful views and feature stained glass door through to en-suite bathroom.

En-Suite Bathroom

Comprising white suite with bath, wash hand basin, WC, fully tiled shower with glazed screen, downlighting, tiled flooring and wall mirror.

Bedroom 4

With double built in wardrobe, book shelving, dressing table, wash hand basin set into vanity surround with cabinet under and double aspect.

Bedroom 5

With wash hand basin set into vanity surround and cupboards under, double aspect with superb views.

Bedroom 6

With wash hand basin with vanity surround and cabinet under, built-in wardrobe, built-in shelved cupboard, feature fireplace with carved surround.

Bedroom 7/Study

With built in shelved cupboards.

Family Bathroom

With fitted bath and shower attachment and glazed screen, wash hand basin set into vanity surround with cabinet under, wall mirror, downlighting and chrome ladder radiator.

Separate WC

With WC.

GENERAL INFORMATION

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax H: £3,118.88 per annum (2017/2018)

Windows: Anodized aluminium fully double glazed lead lighted windows

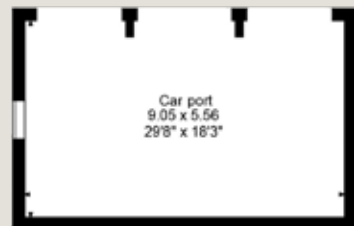
FLOOR PLANS



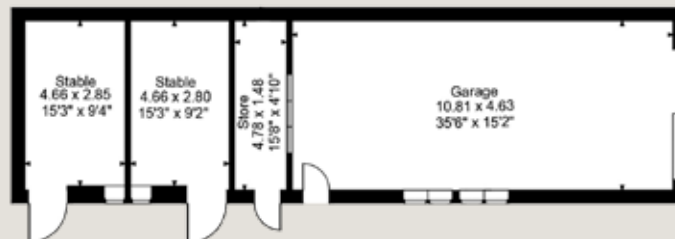
GROUND FLOOR



FIRST FLOOR



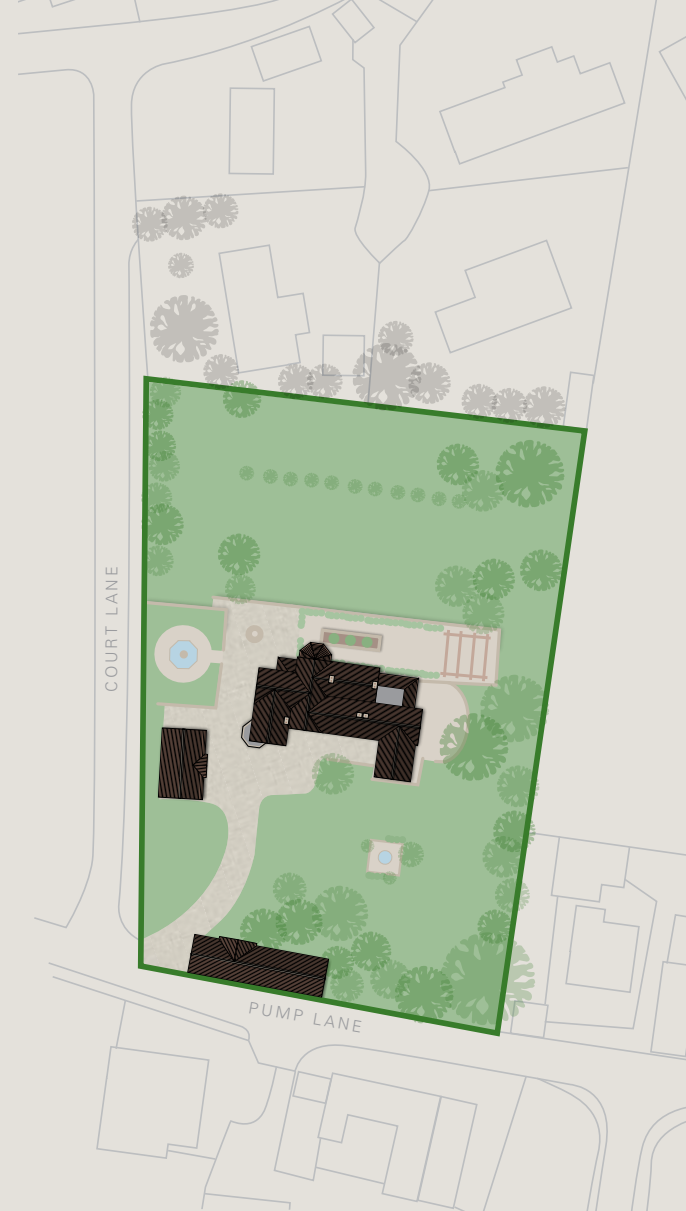
CAR PORT



STABLE / STORE / GARAGE

Approx. Gross Internal Area
HOUSE
 4,459 Sq.Ft - 414.29 Sq.M
GARAGES AND STABLES
 946 Sq.Ft - 87.9 Sq.M
CAR PORT
 542 Sq.Ft - 50.32 Sq.M

For illustrative purposes only.
 Not to scale.
 Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan produced by
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Residential Sales