

hunter french





River House, Friary, Bath, BA2 7UE - £2,650,000

Go through Friary Woods and a quiet lane opens to the historic hamlet of Friary, a peaceful and historic riverside enclave at the southern most end of the Cotswold Area of Outstanding Natural Beauty. River House is an impressive, detached home offering over 4000 sq. ft of versatile accommodation, including a converted Coach House, field school and a large barn.

Entering the house there is a stone flagged floor reception hall leading on to the principal reception room and main staircase. Occupying the original walls of the home, the double-ended drawing room looks out across the surrounding gardens. An array of Elizabethan features include impressive stone fireplaces with log burning fires and steps down to a library/study area.

Wooden doors lead to the modern wing of the home which has an exceptionally large modern country-style kitchen designed for both function and family. Features include a large central island, a breakfast bar, double Belfast sink, larder and store cupboard. A bright conservatory dining room next to the kitchen and has French doors opening on to the south-facing patio area. There is underfloor heating throughout the modern ground floor.

Upstairs in the East Wing are three bedrooms and three bathrooms. The Master Suite has a double aspect over the gardens, an excellent range of wardrobe storage and an ensuite shower room. Bedroom 2 has its own ensuite bathroom and ample built-in storage. Bedroom 3 is a double room with an adjacent family bath/shower room. Two further bedrooms are located in the West Wing of the house. Bedroom 5 is on the ground floor and has been used as a playroom because it is adjacent to the kitchen. Loft-style Bedroom 4 is reached by its own separate staircase and stretches across the whole of this top floor. In this part of the house there is a separate utility room and another shower room which both of these bedrooms can share.

Across the courtyard, the Coach House offers a large open-plan reception room and fully fitted kitchen and a shower room. Upstairs there is a large double bedroom spanning the top floor, with double doors leading out to a balcony. This has previously been used as an office because it has a dedicated optic fibre to the premises, giving exception broadband speeds for those working from home. There are solar panels on the roof generating a useful income.

The overall setting is private with views across the Iford valley. The grounds extend to approx. 5 acres of formal mature gardens, extending down to the river frontage where the house enjoys riparian rights to fish. Orchards and lawns spread around the home. The heated outdoor swimming pool and seating area have been thoughtfully constructed to make a perfect area for entertaining family and friends on an elevated level behind the house. A large barn contains a workshop, log store and extensive storage. Next to this is the field school, which features a classroom seating up to 20 people and a tutor's bedroom and shower room (this is currently used to teach traditional rural skills).

Friary is walking distance from Freshford village which has a GWR station (Bath 10mins) and the popular Freshford Primary School. Further amenities include a community farm shop & café with health service, Homewood Park Hotel & Spa, a tennis, football and cricket club - and the ever-popular Inn at Freshford. There is a regular programme of events at the Memorial Hall in Freshford hosted by well-supported clubs and societies.

Bath is 5 miles from Friary and enjoys a wealth of cultural, business and recreational opportunities. Bath's excellent range of state and public schools include Beechen Cliff, Monkton Combe, Kingswood, The Royal High, Prior Park College, Hayesfield and King Edwards. Ralph Allen School, Monkton Combe and Prior Park College are a short drive. There is a train service from Bath Spa direct to London Paddington taking approximately 90 mins. The M4 motorway J18 is several miles north, providing easy road access to London, Bristol and the M5 motorway.

Additional Information:

Tenure: Freehold

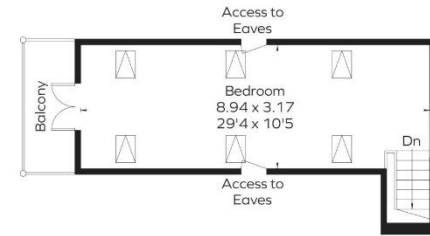
*A further 5 acres of paddock with shelters and water supply are available by separate negotiation

Optic Fibre to the Premises

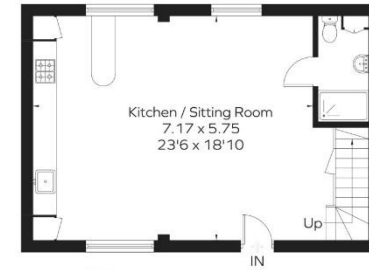
EPC Rating: C (Potential B)

Mains Electricity / Private Drainage / Spring-fed Water Supply/ Oil-Fired Central Heating/ Solar Panels (with FIT)

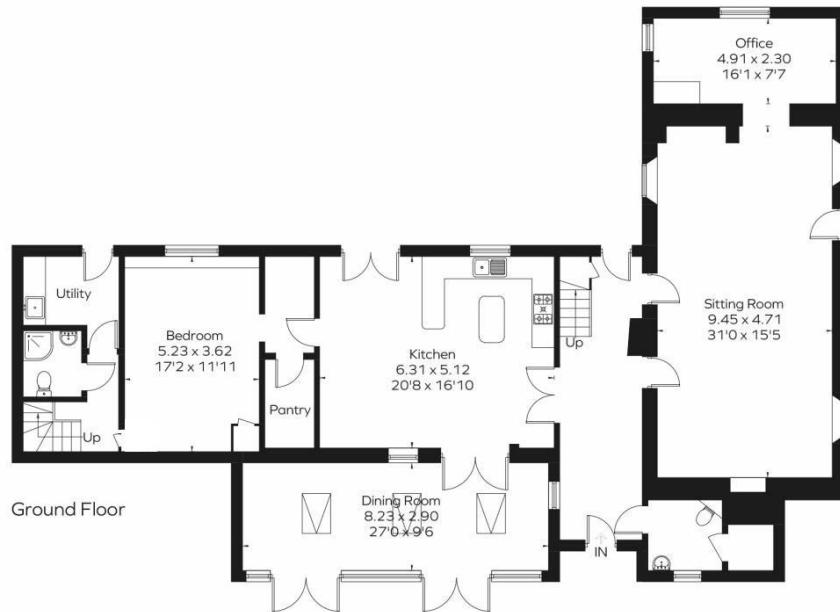
Approximate Area = 308.5 sq m / 3322 sq ft
Including Limited Use Area (9.1 sq m / 98 sq ft)



First Floor



Ground Floor



Ground Floor



First Floor