

BATH LODGE CASTLE

NORTON ST PHILIP • BATH





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NORTON ST PHILIP • BATH • BA2 7NH

Bath 7 miles • Bristol Airport 25 miles • Gloucester 58 miles • London 114 miles
(Distances and times are approximate)

*Bath Lodge Castle was formerly the gateway to Farleigh House
just 7 miles from Georgian Bath.*

Accommodation

Main House

11 Bedrooms • 10 with en-suite bathrooms • Family suite • Bridal suite with roof terrace

Dining room with turret bar • Breakfast room • Main kitchen • Drawing room with snug

Owners/staff living accommodation (3 en-suite bedrooms)

Gym/leisure room • Double garage • Laundry room

Outside

3 roof terraces • 3.6 acres of beautiful lawns and gardens with woodland and a stream • Outbuildings

EPC rating = Exempt

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DESCRIPTION

Bath Lodge Castle has been successfully run as a small privately owned boutique hotel for much of the last 25 years

Bath Lodge Castle is Grade II listed, fortified with four circular towers to each corner and a central section along with the original Bath stone appearance.

The wide braced heavy timber door opens into the entrance hall, which leads through to a reception hall and into the drawing room with its large open fire and turreted snug. Just off the drawing room is the dining room, which can comfortably seat up to 40 people for dinner or breakfast. There is also a fully equipped kitchen, a laundry and linen store.

Additionally there are three independently accessed en-suite bedrooms to the ground floor.

The first floor and second floors comprise seven en-suite bedrooms and one further bedroom. All the bedrooms suites have been refurbished to the highest standard, from the charming circular turreted bathrooms to the luxurious bedrooms with bespoke interior design. Three of the bedrooms enjoy their own balcony/roof terrace.

The property has been vacant for the last 4 years and does require some improvement.

Planning consent has been granted for the Demolition of existing conservatory and erection of new Dining Room extension, replacement glazing to coaching arch and internal alterations.





OUTBUILDINGS

There is a range of outbuildings that require some updating that provide a variety of uses.

OUTSIDE

The extensive grounds include manicured lawns to the front and rear with large cultivated flower beds. The mature woodland with a stream running through has intriguing paths and bridges which will lead you through this magical wooded area.

There is a gravelled area for parking for approximately 30 cars.

SITUATION

Bath Lodge Castle is situated just over 7 miles south of Georgian Bath. Bath is a city of extraordinary beauty with a long history. The importance of Bath was recognised in 1987 when it was designated a “World Heritage Site”, the only city in England to be honoured in this way. It is one of the most popular holiday destinations in England.

Bath remains one of the UK’s premier tourist attractions for both inbound and domestic visitors, with the local authority recording 900,000 overnight stays and 6.7 million day visitors per year.

One of the main tourist attractions is the Thermae Bath Spa which opened in 2006. Visitors to the city are now able to enjoy Britain’s only natural thermal waters as the Celts and Romans did over 2,000 years ago.

Visitors are drawn to Bath for its famous Roman remains and by some of the finest architectural sights in Europe such as the Royal Crescent, The Circus and Pulteney Bridge. Bath is well known for its classical 18th century Georgian architecture and it is notable that there are more Grade I listed buildings in Bath than in central London. Bath is considered to be one of the best shopping destinations in the south-west. There are also excellent schools in both the state and private sectors and two universities.

The historic market town of Bradford-on-Avon is 5 miles away, situated on the River Avon and famous for its canals, pubs, art and antique shops and 14th century Tithe Barn. There is a wide range of amenities including a busy high street, restaurants, a leisure centre, library, train station and excellent schools.



HISTORY

Bath Lodge Castle was built in 1806 as the principal of six gate lodges to one of the largest estates in England, that was uniquely built to parody the principal estate buildings of Farleigh Manor and Farleigh Castle. In 1806 permission was required from the Crown in order to ‘crenellate’ and it therefore follows that Bath Lodge Castle is an authentic miniature castle and unique of its kind.

Originally named Castle Lodge, its history can be traced back as long ago as 987 AD when the land that it adorns, Fernleah, was mentioned in charter of King Elthelred. At the time of the Domesday Book Fernleah was known as Ferlege and by the 12th century it had become Farleigh and was owned by the Montfort Family who then sold it in 1337.

The estate then passed on to Sir Thomas Hungerford, who was speaker of the House of Commons in 1370. Sir Thomas failed to get the necessary Royal consent for fortification of the original Manor House but was pardoned in 1383.

Two members of the Hungerford family backed the wrong side of the ‘War of the Roses’ and lost their heads as a consequence. Farleigh was then confiscated and given to George, Duke of Clarence and brother of Edward IV, who later drowned in a butt of malmsey wine! His daughter, the Countess of Salisbury, was accused of treason in 1541, but refused to lay her head on the block on grounds of innocence and the executioner was obliged to follow her round the scaffold, chopping at her head until it fell from her shoulders.

Farleigh House then remained a modest one until Lt. Colonel John Houlton, a devotee of the Gothic Revival, succeeded to the estate in 1806. He enlarged and altered the house adding hot houses, conservatories, stabling and six lodges. These included the Castle Lodge, now Bath Lodge Castle, built between 1806 and 1813.



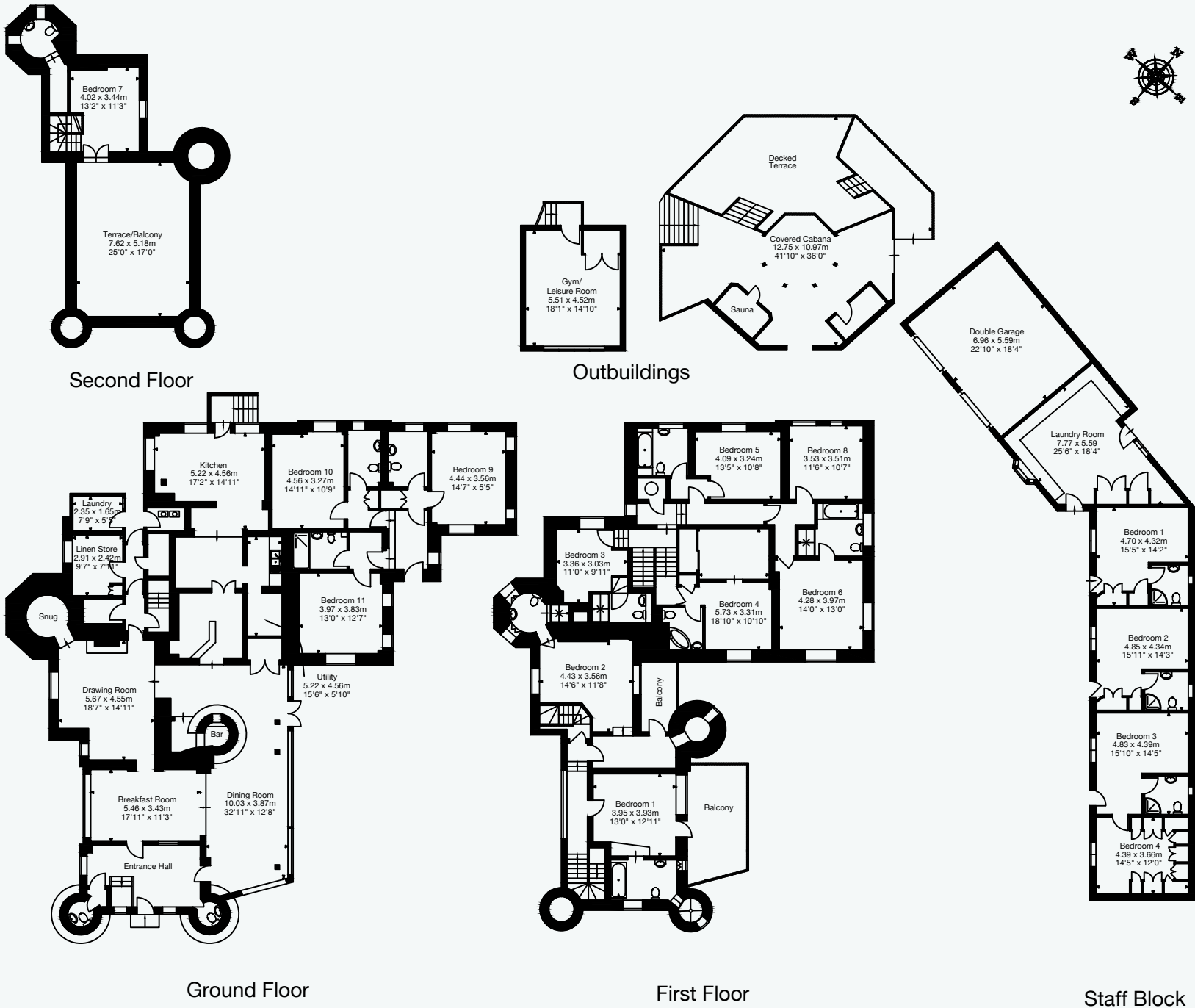
CGI OF PLANNING CONSENT (PLANNING APPLICATION NUMBER 2022/1680/FUL)



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Approximate Gross Internal Area:
Main House: 494 sq m/5,319 sq ft
Staff Block: 152 sq m/1,637 sq ft
Outbuildings: 78 sq m/846 sq ft

For identification only. Not to scale.



GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold

Services

The property is connected to the mains water and electricity, has private drainage, oil-fired central heating, fire alarm, intruder alarm and broadband.

Local Authority

Bath and North East Somerset Council
www.bathnes.gov.uk

Directions

From Bath city centre proceed south on the A36 (Warminster Road) for approximately 6 miles. Bath Lodge Castle is located on the A36 on your left hand side, just after the Norton St Philip turnoff.

Viewings

Strictly by appointment with Savills.

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