

Manor Farm House

Hallatrow, Near Bath



A handsome five bedroom detached period family home, in a good village location between Bath and Bristol.

Bath 9 miles, Wells 10 miles, Bristol 12 miles, Frome 13 miles
(All distances are approximate)



5



2



3

Summary of accommodation

Main House

Ground floor: Entrance hall | Living room | Dining room | Study/family room | Kitchen/breakfast room
Utility room | Cloakroom

First floor: Principal bedroom | 3 double bedrooms | Single bedroom | Bathroom

Outside

Gardens | Paddock | Double garage | Workshop/store | Parking

In all approximately 1.19 acres



Situation

(Distances and times are approximate)



Hallatrow is a small, attractive, valley-bottom hamlet crossed by the River Cam, with beautiful rural surroundings. Farrington's Farm Shop & Café is nearby, as well the villages of High Littleton and Timsbury which both offer day to day amenities.

The cities of Bath and Bristol are equidistant offering a fantastic array of shops, restaurants, cafes, bars, and activities for all. The Pig in Hunstrete is only a few miles away, and Babington House is also within easy reach.



Communications in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network.



Bath Spa and Bristol Temple Meads stations both provide high speed rail services to London.



There are primary schools in nearby villages, and there are an excellent selection of schools in the area to include All Hallows, Downside, Wells Cathedral School, Millfield; in addition to those in Bath and Bristol.



The House

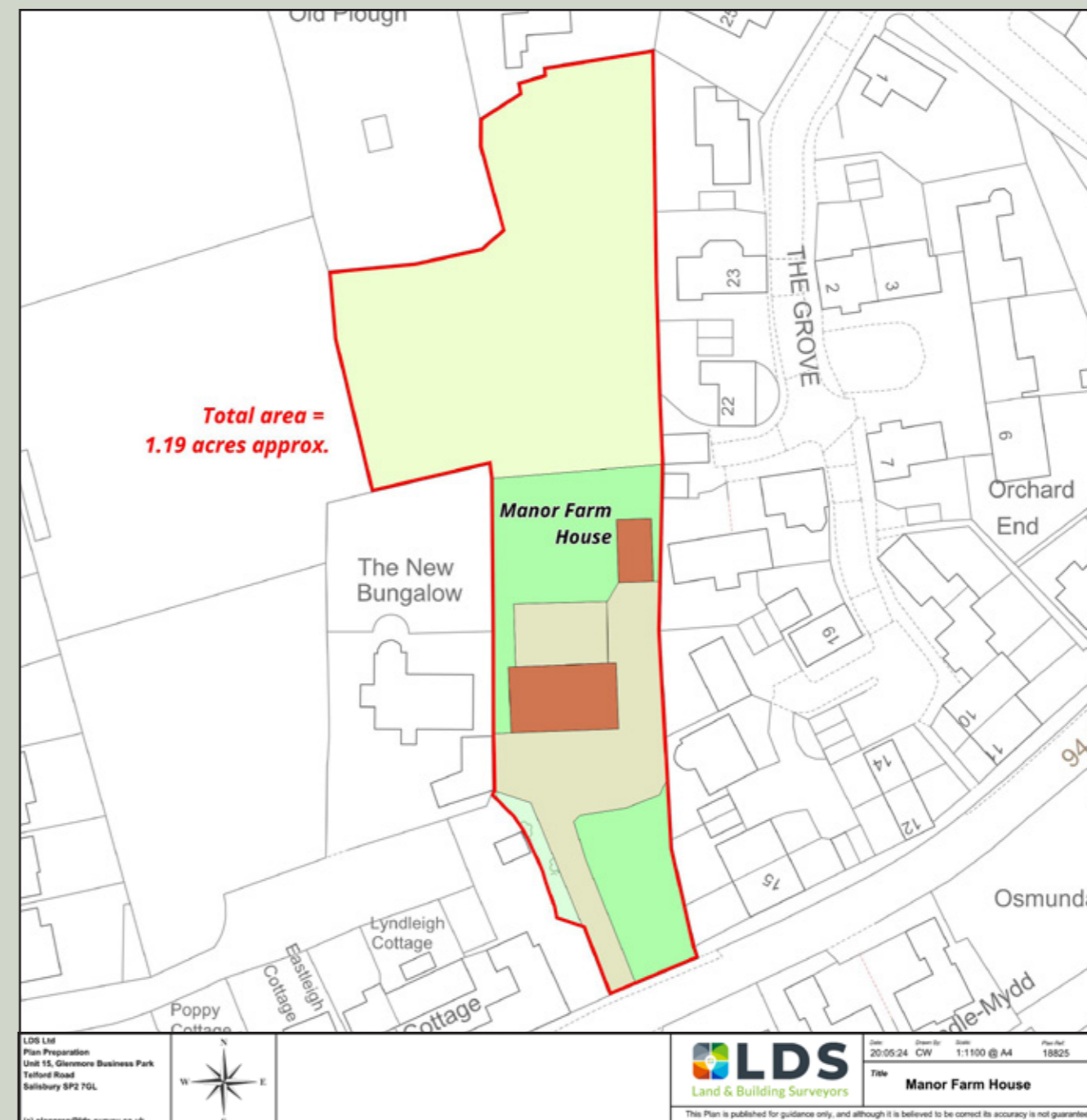
Manor Farm House is an attractive period farmhouse dating back to the 1500's, but which benefits from not being listed.

The property offers spacious and versatile accommodation arranged over two floors, which has been partially renovated, presenting a wonderful opportunity for a new owner to put their own stamp on it!

The property sits roughly in the middle of its plot and enjoys an open aspect to the rear across its adjoining paddock.

On the ground floor to the right of the entrance hall is the dining room with an impressive inglenook fireplace and open fire, and to the left is the fabulous and generous living room with wood burner; both rooms feature exposed timber beams. From here is the kitchen/breakfast room, the utility room and a shower room; all of which require modernisation.

On the first floor is the spacious principal bedroom with a potential en suite shower room (plumbing is in place) or dressing room. There are three further double bedrooms, a single or small double bedroom and the family bathroom.



Gardens and Grounds

The property is approached onto a private gravel driveway where there is plentiful parking; in addition to the double garage (which is currently used as a gym) with workshop/store, in addition to a further storage room, and log store.

There are large mature grounds, comprising level lawn bordered by shrubs to the front; and a large entertaining terrace, lawn and a paddock with native trees including an ancient apple tree and hedgerows to the rear.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that there is mains water, electricity, and drainage. Oil fired central heating.

Local Authority: Mendip District Council – somerset.gov.uk

Council Tax: Band G

Directions (BS39 6EJ): From Bath take the Bristol Road, A4 at the Globe roundabout take the second exit onto A39 for approximately 7.5 miles. On entering the village of Hallatrow proceed straight over the mini roundabout and pass Harts Lane on your right. You will find the property on your right just before the traffic calming measures.

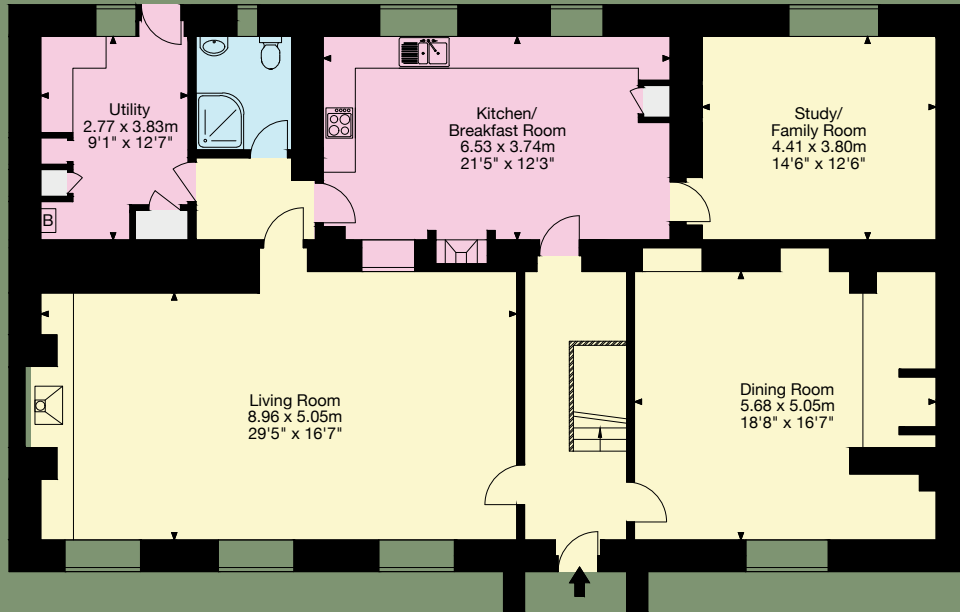
What Three Words: ///nurse.skyrocket.yummy

Offers In Excess Of: £1,000,000

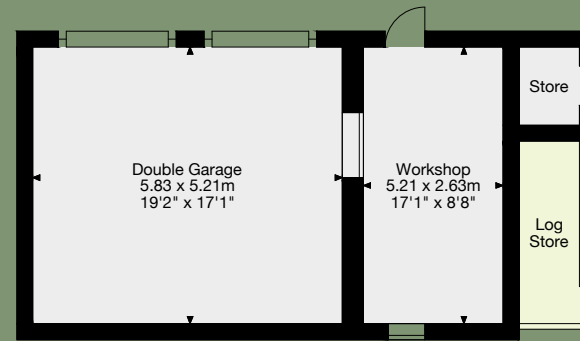
Viewings: Strictly by prior appointment with the agent.

Approximate Gross Internal Floor Area
 Main House = 261 sq.m / 2,811 sq.ft
 Garage/Workshop = 58 sq.m / 516 sq.ft
 Total Area = 309 sq.m / 3,327 sq.ft

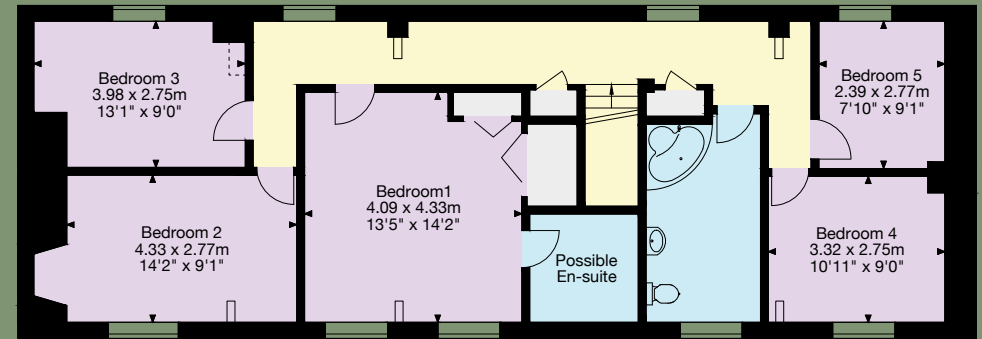
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Garage/Workshop



First Floor



Knight Frank
 4 Wood Street
 Queen Square, Bath
 BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Francesca Leighton-Scott
 01225 325 994
Francesca.Leighton-Scott@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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