



Cottage Farm, High Littleton, Near Bath

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# A gorgeous Grade II listed five bedroom detached family home, set in mature gardens.

## Summary of accommodation

**Ground floor** Entrance hall | Living room | Snug | Open plan kitchen/dining room  
Utility room | Boot room | Cloakroom

**Lower ground floor** Cellar

**First floor** Principal bedroom with en suite bathroom | 4 further double bedrooms  
Bathroom | Shower room

**Gardens, grounds and outbuildings** Lawned gardens | Terrace | Garage and parking

In all approximately 0.36 of an acre

## Distances

Bath 10 miles, Frome 12.5 miles, Wells 11 miles, Bristol 15 miles (All distances are approximate).

## Situation

The thriving village of High Littleton is well served by local amenities including two general stores, primary school, public house, garage, and parish church. Farrington's Farm Shop & Café, Greyfield Woods, Farrington Park Golf Club and glorious countryside walks are all nearby.

The world heritage city of Bath is close at hand, in addition to the popular market town of Frome and the historic cities of Bristol and Wells.

The property is well placed for commuting to Bath and Bristol, in addition to the M4 providing access to the wider motorway network. Bristol Airport provides a wide range of national and international flights.



## The House

Dating back to 1724, this characterful and secluded house enjoys a wealth of period features including exposed beams, an impressive inglenook fireplace and beautiful windows. The property is very well presented throughout and offers versatile modern family living space arranged over two floors.

On the ground floor from the large, welcoming entrance hall is the living room with an open fire and the cosy snug with woodburner. Of particular note is the large, open plan kitchen/dining room which is a wonderful family space. There is also a spacious boot room, utility room, gym/storage room and cloakroom. Steps lead to a cellar on the lower ground floor.

On the first floor is the principal bedroom with en suite bathroom, four further double bedrooms, the family bathroom and a shower room.



## Gardens, Grounds & Outbuildings

The property is approached through double wooden gates onto a private driveway where there is parking for several vehicles in addition to the garage.

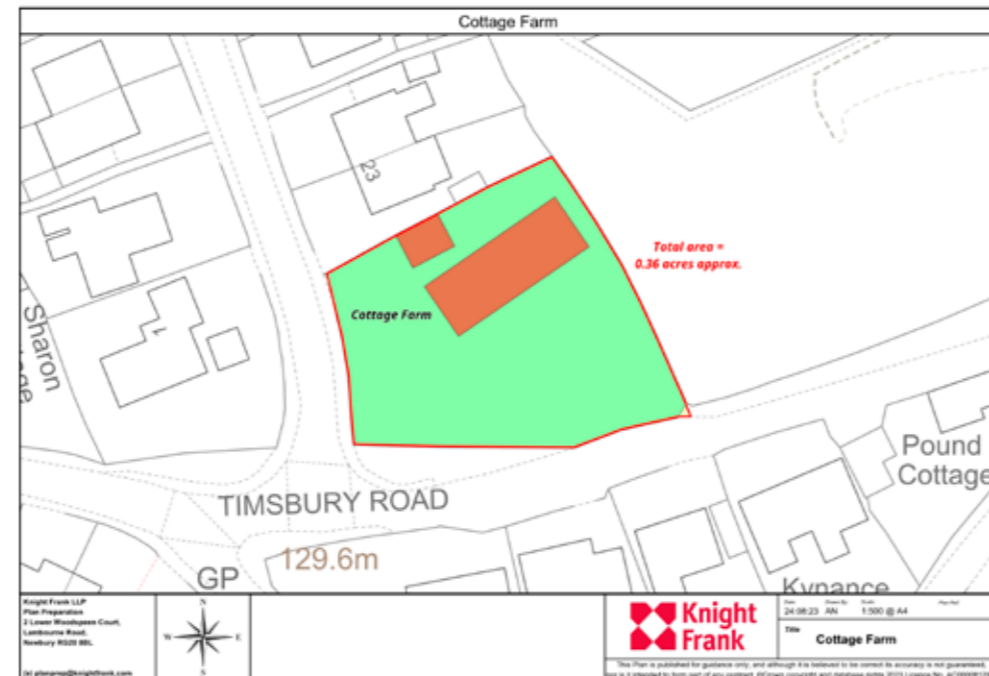
The property has a charming and exceptionally private country garden, mainly laid to level lawn with mature borders. There is a raised decked terrace and a pretty paved terrace, perfect for alfresco dining.

## Directions (Postcode BS39 6HL)

From Bath head south on the A4/Bristol Road and at the Globe roundabout take the 2nd exit onto the A39. After just over 3.5 miles turn left to stay on the A39, and continue on this road for another 3 miles into the village of High Littleton. Turn left onto The Batch/Timsbury Road and then take the first left into Butlass Close. Cottage Farm is the first property on the right.

## What Three Words

//engaging.fearfully.named



## Property information

Services Mains water, electricity and drainage. Gas fired central heating.

Method of Sale We are advised that the property is Freehold.

Local Authority Bath & North East Somerset Council - bathnes.gov.uk

Council Tax Band D

EPC D

Offers in excess of £900,000

Viewings Strictly by prior appointment with the Knight Frank, LLP



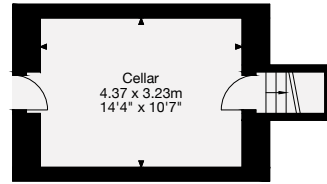
**Approximate Gross Internal Floor Area**

**Main House: 286.6 sq m / 3,086 sq ft**

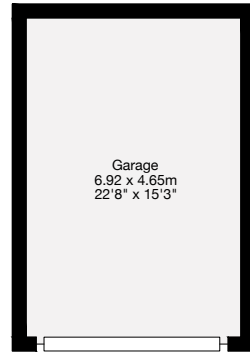
**Garage: 32 sq m / 344 sq ft**

**Total Area: 318.6 sq m / 3,430 sq ft**

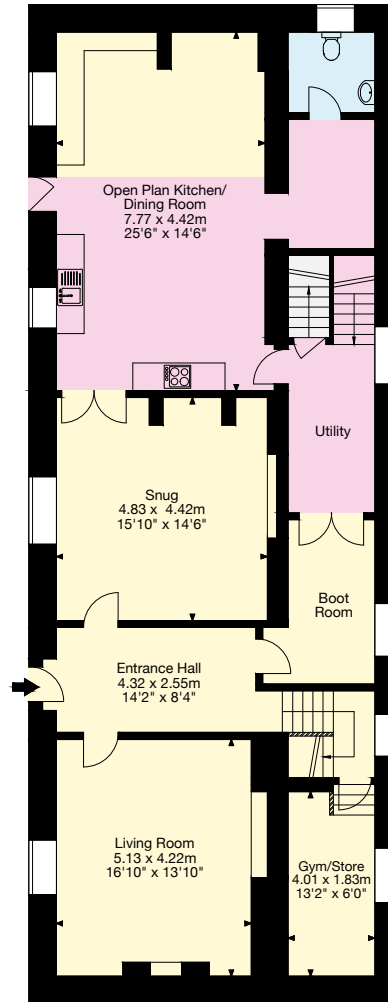
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



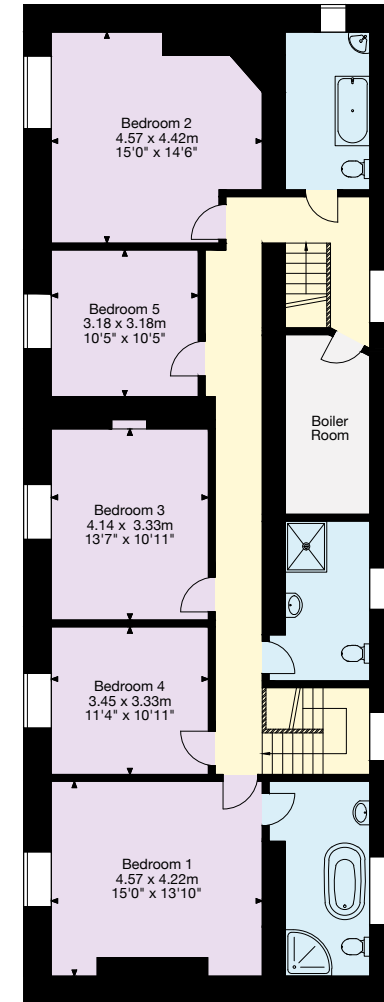
**Cellar**



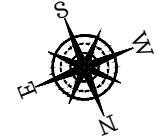
**Garage**



**Ground Floor**



**First Floor**



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I would be delighted to tell you more

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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 [September 2023]. Photographs and videos dated [August 2023 and May 2024].

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