

# Upper Manor Farm

Dunkerton, Bath







A rare opportunity to acquire a stunning family residence nestled in extensive private gardens, offering a peaceful retreat on the outskirts of Bath.

  
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Summary of accommodation

Main House

**Ground Floor:** Reception hall | Drawing room | Laundry room | WC | Larder | Snug | Kitchen/Breakfast room leading to Garden room | Boot Room | Bedroom with en suite  
**First Floor:** Principal bedroom with dressing room and en suite | 3 Further bedrooms, one with en suite | Family bathroom | Attic space | Linen Cupboard

Garden and Grounds


0.74 acres | Double garage | Large outbuilding





# Situation


(Distances and times are approximate)

Upper Manor Farm enjoys a picturesque and concealed setting on the edge of Dunkerton, a charming village just 5 miles from Bath.

 Nearby Priston, less than a mile away, is home to a highly regarded country pub and picturesque cricket ground.

 Regular bus service connects Bath, Bristol, and Wells. Bath, a World Heritage Site celebrated for its Georgian architecture and Roman history, provides outstanding cultural, educational, and recreational amenities, along with excellent transport links, including a mainline rail service to London Paddington and Bristol Temple Meads.

 The M4 (J18) is 16 miles away, and Bristol Airport is within 16 miles.

 The city and surrounding areas are renowned for the quality of its private and state schooling for boys and girls of all ages



# The House

Nestled in an elevated position with panoramic countryside views, Upper Manor Farm is a beautifully renovated five bedroom period home set in 0.74 acres of private gardens. Originally built in the late 18th century, the property blends historic charm with modern convenience, following extensive renovations in 2004.

The ground floor boasts a welcoming reception hall with log burner, a grand drawing room with French doors, and a snug leading to a bespoke farmhouse-style kitchen. The kitchen features granite worktops, a central island, and an oil-fueled Heritage stove. Adjacent is a bright garden room with views over the rear garden. Additional spaces include a fifth bedroom with ensuite, a boot room, a laundry room, and a cloakroom.

Upstairs, the principal suite includes a bedroom, dressing room, and ensuite bathroom. Three further double bedrooms—one with an ensuite and another with a Juliet balcony—offer comfort and style. There is a linen cupboard and a large attic provides excellent storage.









BEDROOMS AND BATHROOMS



GARDENS AND GROUNDS





FLOORPLAN

Approximate Gross Internal Floor Area  
Main House (Including Garage): 433 sq.m / 4,660 sq.ft  
Annexe: 104 sq.m / 1,121 sq.ft  
Total Area: 537 sq.m / 5,781 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.



Gardens and Grounds

The property is approached via a five-bar gate, leading to a gravel driveway with ample parking. The landscaped front garden features a lawn, a gazebo, a folly seating area and fruit trees. The rear garden offers more fruit trees, a majestic ash tree, and stunning views toward the Westbury White Horse.

A large outbuilding with six rooms offers potential to create a cottage or large work space (subject to planning).

Property Information

Tenure: Freehold

Services: Mains electricity and water. Private drainage (septic tank). Oil fired central heating. Underfloor heating. The property benefits from Truespeed ultrafast, full fibre broadband (speeds of up to 900mb available).

Local Authority: Bath and North East Somerset Council

Council Tax: Band G

EPC: E

Guide Price: £1,675,000

Postcode: BA2 8BB

What3Words: //bookshop.piston.spout

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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 January 2025. Photographs and videos dated January 2025.

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