# 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.



### **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

2 | Upper Manor Farm

SITUATION

## 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.

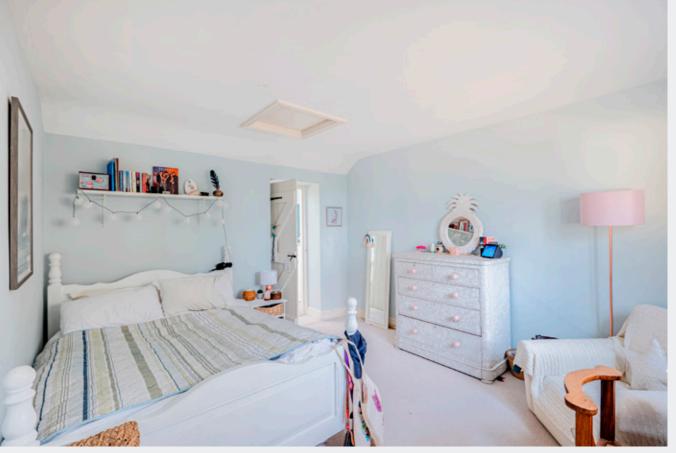
4 | Upper Manor Farm

LIVING SPACE













G | Upper Manor Farm

BEDROOMS AND BATHROOMS

#### GARDENS AND GROUNDS















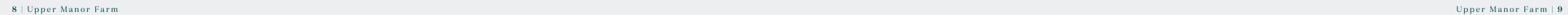












Approximate Gross Internal Floor Area Main House (Including Garage): 433 sq.m / 4,660 sq.ft Annexe: 104 sq.m / 1,121 sq.ft Total Area: 537 sq.m / 5,781 sq.ft

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. Bedroom 2 3.90 x 3.46m 12'10" x 11'4" First Floor 5.02 x 3.00m 16'6" x 9'10" Garden Room 4.67 x 3.12m 15'4" x 10'3" Outbuilding Drawing Room 8.15 x 6.18m 26'9" x 20'3" Ground Floor Main House







## 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.

10 | Upper Manor Farm



#### Bath

4 Wood Street, Queen Square Bath BA12JQ

**Charlie Taylor** 

01225 325 997 charlie.taylor@knightfrank.com

knightfrank.co.uk

Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show realists. Early joint agent in taking to make any legicesentations adout the property, and accordingly any in inflation give in sentingly. Early into the part of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximated only. 3. Regulations etc. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Data, please refer to our Group Privacy Statement and other notices at https://www.knightrank.com/regais/privacy-statement.

Particulars dated January 2025. Photographs and videos dated January 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.