

# Conygre House

Loves Lane, Farmborough







# A beautiful Grade II Georgian house recently renovated with extensive gardens and cottage just 8.5 miles west of Bath.

M4 (J19 )14 miles, Central Bath 8.5 miles, (All distances are approximate).

  
5-8

  
7

  
2-3

## Summary of accommodation

### Main House

**Ground Floor:** Sitting Room | Dining Room | Kitchen Breakfast Room | Cloakroom with WC | Utility

**Cellar:** Storage

**First Floor:** Bedroom En Suite | 2 Double Bedrooms | Family Bathroom

**Second Floor:** Bedroom ensuite | Double Bedroom | Family Bathroom

**Gym | Home Office**

### Cottage

Kitchen | Sitting Room | 3 Bedrooms | Shower Room

### Garden and Grounds

Lawned garden | 2 Garden Sheds | Summer greenhouse | Veg beds | Two Double Garages

**In all approximately 1.84 acres.**



# Situation

(Distances and times are approximate)

Located west of Bath in the rural village of Farmborough, Conygre House is an impressive Grade 11 listed house set in 1.84 acres of grounds and woodland. Bath city centre is nearby, while the location offers easy access to the M4, Bristol, the Cotswolds and beyond.



Bath is a World Heritage city with a wide range of historic and cultural attractions, shops, restaurants, theatres and entertainment facilities and a mainline train station to London Paddington.



There are a range of sporting opportunities such as golf, cricket, horse racing and rugby and a selection of highly regarded private and state schools.



# The Property

A long newly paved driveway bordered by shrubs and small leaf lime trees leads to this stunning three storey Georgian home. There is also a circular gravelled driveway with statue to the front of the Wisteria covered house giving an air of grandeur.

The front door opens into a porcelain tiled hall. Off the hall is a spacious sitting room with Bath stone fireplace with new wood burner. The impressive sash windows all with original shutters. The formal dining room is also off the Hall and has a marble fireplace and large sash windows allowing plenty of light and has been decorated to a high standard.

Through the hall you reach a newly fitted kitchen breakfast room with gas fired (and electric for summer months) aga and Samsung appliances. This large hub of the house painted in grey tones is open plan with kitchen, dining and TV area all with underfloor heating beneath a tiled floor. New window shutters provide privacy and light with modern fixtures and fittings throughout and has been stylishly decorated. French doors open onto a large flag stoned terrace, perfect for entertaining.

There is a cloakroom with toilet as well as a utility room located off the kitchen with boiler and water tank

A painted wooden staircase leads to the first floor. The first bedroom with ensuite shower is vaulted and spacious and makes a great playroom for children.

Two further double bedrooms with fitted cupboards overlook the front of the house and gardens from large sash windows. Both are spacious and flooded with light.

Up again to the second floor there are two further good sized bedrooms one of which is ensuite . Both have a mezzanine aspect with stairs up to the loft. A family bathroom completes this top floor.















## Cottage

This newly renovated cottage is attached to the main house. The front door leads into the kitchen/ breakfast room with porcelain tiled floor. This room opens onto a flag stoned terrace. There is a double bedroom on the ground floor and high-quality bathroom. The sitting room is light and a good size with French doors opening onto its own terrace in the garden. While the cottage adjoins the house it offers a separate living space. Downstairs all has underfloor heating.

Upstairs there is a double and single bedroom and shower room.

The cottage has been recently re-wired, re-tiled and insulated throughout with new gas boiler.

## Gym/Office

This is a versatile space for gym or workspace with tiled floor, underfloor heating , WC and kitchenette with additional loft space for storage and uses solar panels for its heating.

## Garages

These are new builds using natural Bath stone and reclaimed tiles.

Plenty of room for four cars.

There are electric gates to the front and back drive and security cameras for security.



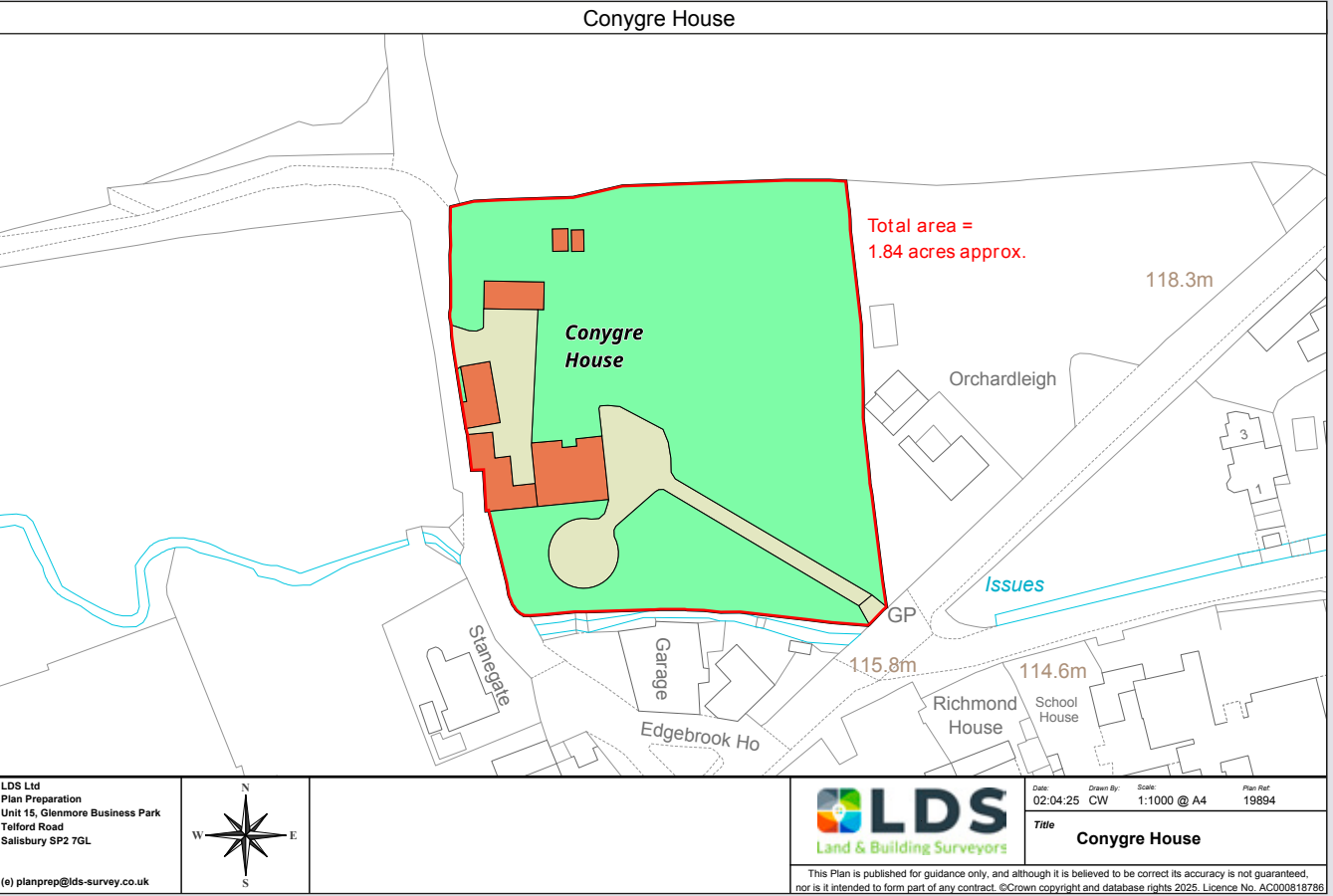




FLOORPLAN

Approximate Gross Internal Floor Area  
Main House: 393 sq m / 4,230 sq ft  
Annexe: 113 sq m / 1,216 sq ft  
Garage: 71 sq m / 764 sq ft  
Outbuildings: 112 sq m / 1,205 sq ft  
Total Area: 689 sq m / 7,415 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.



Garden and Grounds

The garden is 1.84 acres in total. It has several components with a generous flat lawn surrounded with fruit trees and mature shrubs. There are six raised vegetable beds and a large fruit cage and the garden is well manicured with mature plants, trees and shrubs. A dug in trampoline and climbing frame are perfect addition for children.

Property Information

**Tenure:** We are advised that the property is Freehold.

**Services:** We are advised that mains water, electricity and drainage are connected to the property.

**Local Authority:** Bath and North East Somerset

**Council Tax:** Main House Band G  
Cottage Band D

**EPC:** D

**Postcode:** BA2 0FZ

**What Three Words:** ///nightcap.remotes.driven

**Directions:** From Bath take the A4 road to Bristol. At the roundabout take the 2nd exit to A39. Turn right onto Loves Lane.

**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 April 2025. Photographs and videos dated April 2025.

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