



# The Old Stables

Tellisford, Bath







# A charming, six bedroom home in an idyllic village close to Bath.

M4 (J17 or 18) 18 miles, Central Bath 7 miles, (All distances are approximate).



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## Summary of accommodation

### The House

**Ground Floor:** Entrance Hall | Family Room | Kitchen/Breakfast Room | Utility Room | Dining Room | Sitting Room | WC | 2 Bedroom Suites

**First Floor:** Principal Bedroom Suite | Three Bedrooms | Family Bathroom | Office

### Gardens and Grounds

Drive | Double Carport | Courtyard Garden | Outbuildings | Orchard | Small Paddock



# Situation

(Distances and times are approximate)

Tellisford is a peaceful rural village located between Bath and Frome, offering wonderful countryside walks. It's close to other thriving villages such as Bruton and the historic town of Bradford-on-Avon, offering day-to-day amenities. Babington House, an exclusive private members' club and The Newt hotel spa and gardens are also both nearby.



The property is just 7 miles from the world heritage city of Bath, with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities.



Bath is highly regarded for its range of sporting opportunities such as golf, cricket, horse racing and rugby, as well as its selection of private and state schools.



# The House

The Old Stables is a unique, beautifully presented family home packed with characterful architectural details. Cleverly converted from a former period stable block, outbuildings and yard - the generous living spaces are centered around a central Mediterranean-style courtyard. The accommodation is arranged over two floors with a completely separate guest bedroom suite accessed via the courtyard.

Architectural details feature in every room - from the open fire, wooden beams and flagstone paving to the A-frame ceilings and exposed stone walls - The Old Stables is a very special family home. In Winter, its solid walls, wood burner and Aga make it cosy and warm, while in Spring and Summer, doors open onto the courtyard from all the ground floor rooms, connecting the outside in. The bedrooms are on both floors, vary in size and offer flexible accommodation.

Recent renovations include new glazed doors connecting the various spaces, which enhances the natural light throughout; porcelain flooring in the kitchen/breakfast room and family room; additional kitchen cabinetry and enlarged island unit and two new boilers.











## Gardens and Grounds

The Old Stables is approached off a no-through country lane and into a cobblestone drive with parking for several cars which leads to a double carport. The courtyard, garden and grounds of The Old Stables amount to just under half an acre and include an orchard and small, lawned paddock accessed from the carriageway in the courtyard.

The walled courtyard is the focal point from the house. At its centre is an ornate tree and several gravel areas and brick paving, with York stone paving covering the remaining spaces. There are raised planters with adjoining seating, well stocked flower beds along the walls and beautiful wisteria. The orchard and paddock are attractive green spaces with additional outbuildings (workshop, garden store and home gym). Beyond the paddock is the Norman Church of All Saints and attractive countryside.





FLOORPLAN

Approximate Gross Internal Floor Area  
Main House: 349 sq m / 3,753 sq ft  
Outbuildings: 39 sq m / 427 sq ft  
Greenhouse: 11 sq m / 115 sq ft  
Garage: 27 sq m / 291 sq ft  
Total Area: 426 sq m / 4,458 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.



Property Information

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

**Services:** We are advised that mains water and electricity are connected at the property. There is private drainage and an oil fired Aga.

**Local Authority:** Somerset Council

**Council Tax:** Band G

**EPC:** E

**Postcode:** BA2 7RL

**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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