



QUARRY HOUSE

18 Midford Lane, Limpley Stoke, Bath, Somerset



A RARE OPPORTUNITY TO OWN A BEAUTIFULLY MADE, FUTURE-READY HOME IN ONE OF BATH'S MOST PICTURESQUE VALLEYS.

Quarry House is one of two exclusive, architect-designed homes
at 18 Midford Lane, Limpley Stoke, Bath.

			EPC
5	3	2	TBC

Local Authority: Wiltshire Council
Council Tax band: TBC
Tenure: Freehold
Agents Note: All photos are CGI

Guide price £1,575,000

THE PROPERTY

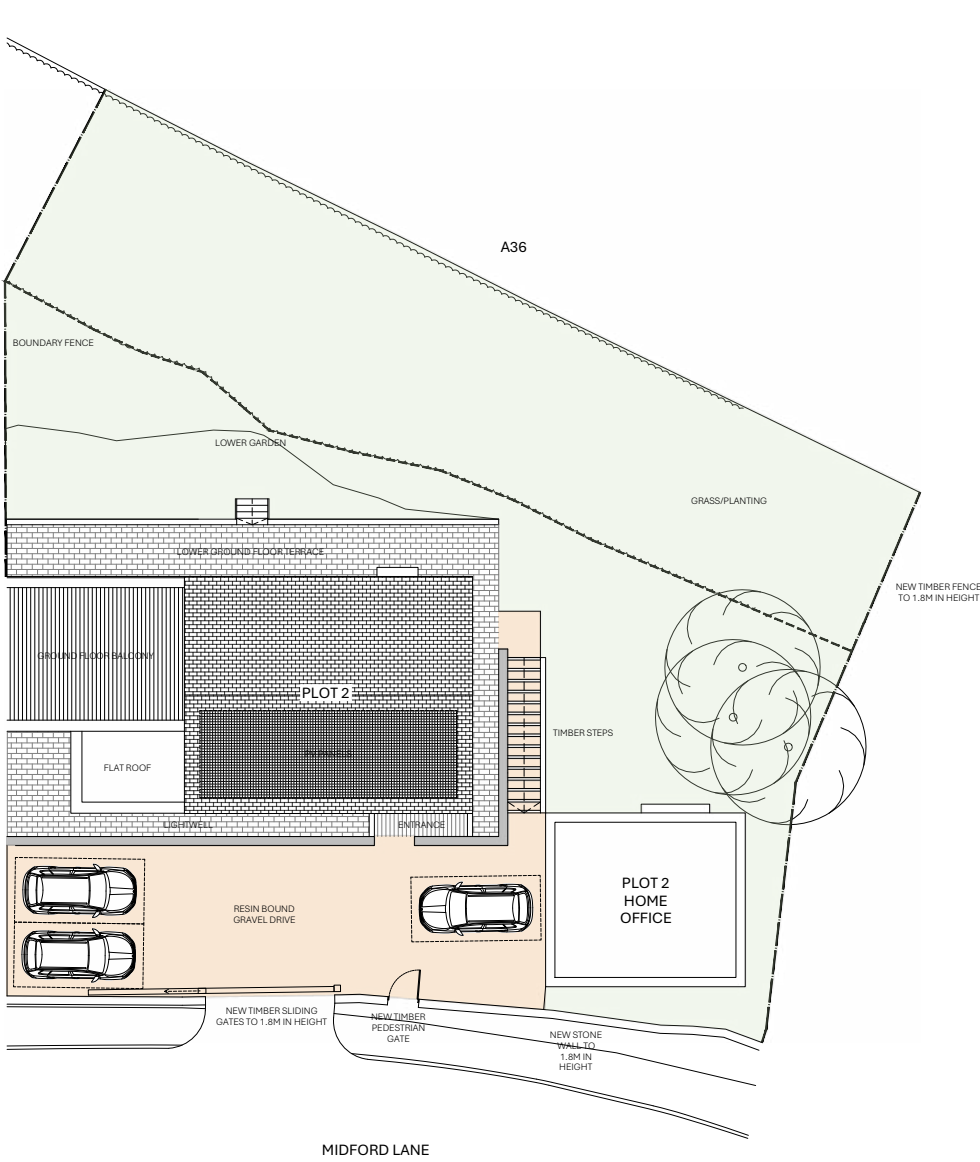
Quarry House is one of two exclusive, architect-designed homes at 18 Midford Lane, combining traditional materials, high-spec interiors, and exceptional energy performance, all within a secure, gated setting just south of Bath.

This beautifully finished home offers five double bedrooms, three bathrooms, a cloakroom, and a spacious open-plan kitchen/dining/living room opening directly onto a large roof terrace with sweeping valley views. There is also a separate utility room and a detached timber-clad home office in the garden.

Specification throughout is best-in-class: a Shaker & May handmade kitchen, Miele appliances, quartz worktops, and Mandarin Stone tiles in all bathrooms. The master en-suite features elegant marble, brushed brass fittings, and a walk-in shower, with brushed steel finishes elsewhere.

Quarry House has been built to meet the highest energy standards. Features include underfloor heating, solar PV panels with battery storage, air source heat pump, EV charging, and a pressurised hot water system.

Outside, the home enjoys a landscaped garden with lawn, patio, soft planting, and wildflower verges. A private Cotswold gravel driveway provides parking for three cars behind access-controlled gates.



Approximate Gross Internal Area = 2775 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

Sam Daniels
01225 325 992
sam.daniels@knightfrank.com

Knight Frank Bath
4 Wood Street, Queen Square
Bath, BA1 2JQ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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>.

Particulars dated August 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. 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 W1U 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.