

The Old Rectory

Kelston, Bath





A stunning seven bedroom Grade II listed family home in the pretty village of Kelston.



Summary of accommodation

Main House

- Ground Floor: Sitting Room | Study | Dining Room | Kitchen | Pantry | Snug | Utility Room | WC | Garden Room | Greenhouse
- First Floor: Principal Bedroom Suite | Bedroom 2 (Double En Suite) | Bedrooms 3 & 4 | Family Bathroom
- Second Floor: Bedrooms 5 & 6 | Loft Storage

Apartment

- Kitchenette | Sitting Room/Office | Bedroom 7 | Bathroom

Garden and Grounds

- Walled Front Garden | Fruit and Vegetable Picking Garden | Courtyard | Workshop | Sheds | Woodstore | Boiler Room | Tank Room
- Lot 1 - House & Garden - 0.89 acres
- Lot 2 - Orchard - 0.67 acres

Situation

(Distances and times are approximate)

The house is situated on a quiet (no through) lane, within the Kelston Conservation Area and is further protected being in an area of Outstanding Natural Beauty. Nearby across farmland are the banks of the River Avon and the Bath-Bristol cycle path.



The Cotswold Way runs through the hills behind the village. Bath city centre with its many facilities and amenities is just 4 miles away. A World Heritage site famed for its Georgian architecture and Roman heritage, Bath provides an extensive range of business, entertainment and cultural facilities along with two universities.



There are well-regarded private and state schools nearby. A mainline railway links Bath to London Paddington (journey time from 75 mins).



The House

The oldest parts of The Rectory date from the early 17th Century and the house has been extended and altered in the 18th, and early 19th centuries. Following major roof renewal work in 1996, from 2012, the current owners have refurbished the house, including the remodelling of the courtyard, garden room and ancillary outhouses overseen by Nash Partnership Architects.

The house opens into a black/white marble tiled hallway with the sitting room off to the right. It has an open fireplace of Bath stone and large bay sash window overlooking the front garden.

Further along the hall, past the study, the dining room leads off to the left and overlooks Kelston Park, the village hall and church. The dining room has been cleverly painted with trompe l'oeil panels to create the illusion of a library.

The kitchen has both a pantry and cold pantry. It was revamped in 2014 and has painted wooden cupboards, a Miele 6 induction hob, double Siemens oven and an integrated US-style fridge-freezer.

The kitchen has a see-saw layout, leading into a cosy snug at one end with wood burner for colder days, and a large open garden room for sunnier days at the other. A downstairs WC and utility room can be found off the snug. The garden room, which has underfloor heating, has double sliding doors opening onto the garden and terrace, perfect for outdoor entertaining. This all overlooks the west facing garden with weeping willow tree over a large lawn and the picking garden beyond.









The principal bedroom is at the top of the stairs. It is spacious and light with a south-facing outlook over Kelston Park. Adjoining the bedroom is a large dressingroom/ bathroom with free-standing bath. On the opposite side of the landing, west-facing over the garden, is a twin bedroom (Bedroom 2) with en suite bath and shower room.

Bedroom 3 is a large double, beautifully decorated in Lewis and Wood fabric and wallpaper with floor to ceiling fitted cupboards. Bedroom 4 is a generous twin bedroom with gas fireplace. There is a family bathroom with Bette bath and Matki shower. It is flanked by two airing cupboards.

Off the main landing, there are stairs to two further attic bedrooms (Bedrooms 5 & 6) and plenty of additional loft storage space.

At the end of the main corridor, there is a doorway to a kitchenette and stairs up to a separate apartment with a single bedroom (Bedroom 7), sitting room/office, and bathroom perfect for visitors or carers.



Garden and Grounds

The gardens of the Rectory have been lovingly developed. The walled front garden overlooking Kelston Park has beds of agapanthus, alliums and roses. Specimen trees have been planted to provide a succession of blossoms from winter throughout the spring.

A picket fenced “picking garden” has been created in the protected confines of the West Walled Garden, with raised beds allowing for the growing of a wide range of flowers, fruit and vegetables. Fruit and rose trees are grown successfully along the walls. In the NW corner, a shaded gazebo looks out over the garden with glimpses of surrounding countryside.

The courtyard at the rear of the house provides space for car parking dovetailed with trees and flowering shrubs. Swallows nest in the courtyard sheds.

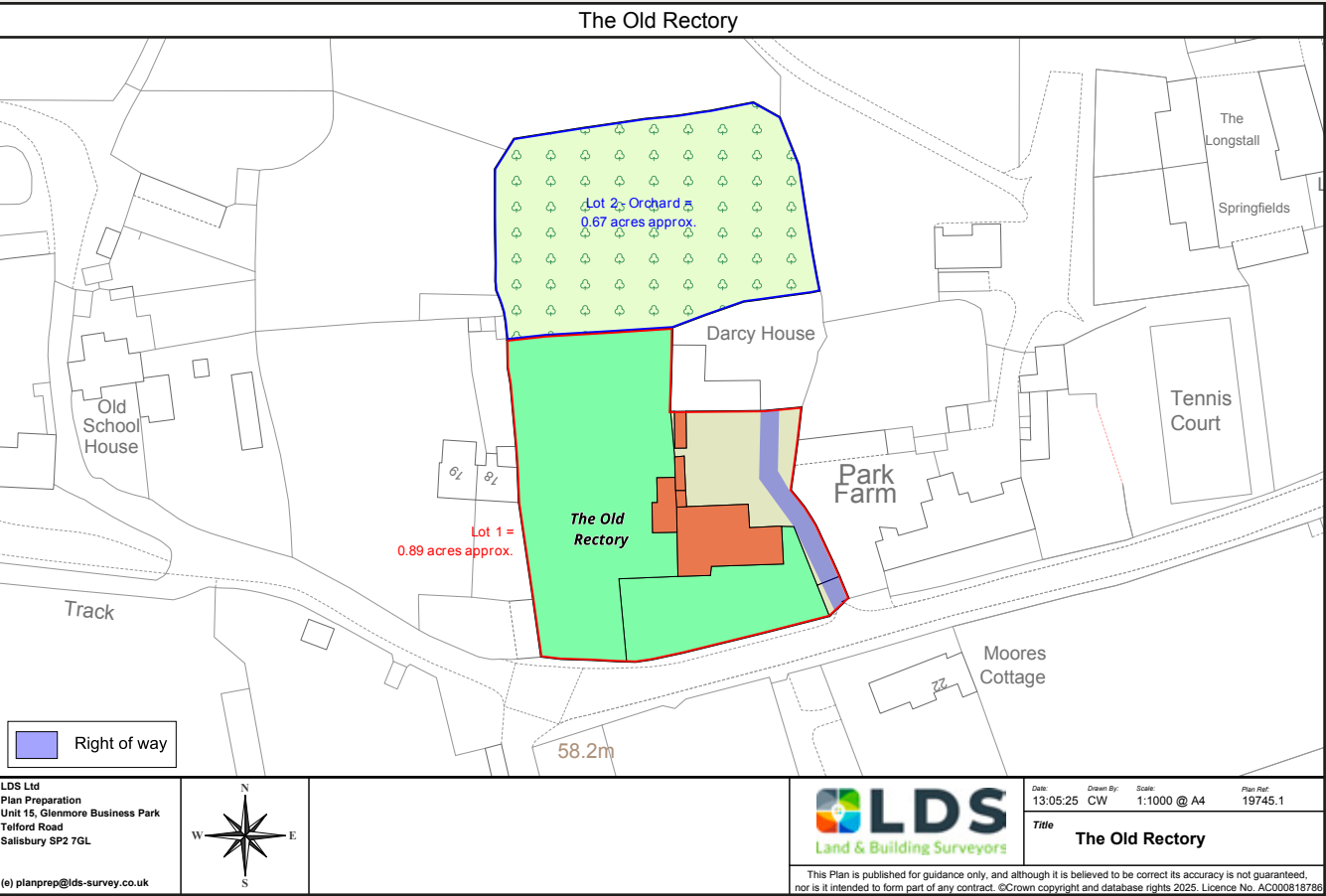
There is an orchard of about 0.67 acres (Lot 2). It has a long poly tunnel, mixed fruit trees, garden shed and compost area. This is available to buy as a separate plot or with the house.



FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 547 sq m / 5,887 sq ft
Loft: 87 sq m / 936 sq ft
Outbuildings: 18 sq m / 193 sq ft
Total Area: 652 sq m / 7,016 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

Postcode: BA1 9AG

Directions: Junction 18 of the M4 | 10 miles
Junction 19 M4 | 9 miles
Bath Spa Station | 4 miles

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

Services: We are advised that mains water, electricity and gas are connected to the property. Drainage is to a septic tank.

Local Authority: Bath and North East Somerset

Council Tax: Band G

EPC: D

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



Bath
4 Wood Street, Queen Square
Bath
BA1 2JQ

Charlie Taylor
01225 325 997
charlie.taylor@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN

Sarah Brown
02075 902 451
sarah.ka.brown@knightfrank.com

knightfrank.co.uk

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 May 2025. Photographs and videos dated May 2025.

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