

Westvale  
Nailwell  
BA2



# Westvale

Nailwell, BA2

Bath <5 miles, M4 (J18) 9 miles, Bradford on Avon 10 miles, Frome 13 miles, Bristol International Airport 20 miles  
(All distances are approximate)

A beautiful Grade II listed farmhouse in a picturesque setting within a peaceful hamlet close to Bath.

## Ground Floor

Reception hall | Drawing room | Sitting room | 2 Studies | Kitchen | Dining room  
Open plan kitchen/garden room | Utility room | Vault | Cloakroom

## First Floor

9 Bedrooms | 3 Bathrooms | Shower room

## Gardens and Grounds

Landscaped gardens | Wild flower meadow | 3 Ponds | Woodland | Tennis court  
Swimming pool | The Cider Barn (Full planning permission and listed building consent in place)  
Garage/Outbuilding

**In all approximately 5.39 acres.**

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

01225 325999

francesca.leighton-scott@knightfrank.com



knightfrank.co.uk

Knight Frank Country Department  
55 Baker Street,  
London, W1U 8AN

020 7861 1528

james.mckillop@knightfrank.com







## Situation

The peaceful hamlet of Nailwell enjoys an enviable position on the southern outskirts of Bath. It overlooks wonderful open countryside, yet is so near to the wide range of facilities and amenities that the Bath has to offer. Priston is close by and offers a primary school, village hall and village pub.

Bath Spa Station is in the city centre and has high speed rail links to London Paddington from about 90 minutes.

The property is ideally placed for access to Monkton Prep and Senior School in addition to Prior Park College. Other schools include The Royal High, King Edwards School as well as the Bath and Bath Spa universities.







## The House

Westvale is a beautiful and spacious family home, dating back to circa 1740, which was formerly owned by Baron and Lady Craigmyle.

The house has a wealth of period features and charm throughout and offers very versatile accommodation, it can be used as one large house, or a wing can be separated to create an adjoining two-bedroom cottage.

You enter the house into the reception hall, with wonderful flagstone floor and a working open fire. There are four principal reception rooms arranged over its lower two floors, including a spacious drawing room with open fire and tall sash windows which overlook the gardens. A sizeable family room is situated on the lower ground floor, next to the dining room which leads out to the terrace.

A fully fitted country style kitchen has an AGA, wooden flooring and ample fitted storage space. A light and airy studio, a cloakroom, a utility room which leads into a useful vaulted store room complete the lower ground floor, whilst a snug, library and a study can be found on the ground floor.

On the first floor there are nine bedrooms each with their own character, three bathrooms and a shower room.







## Gardens and Grounds

The property is set within beautiful gardens and grounds which enjoy spectacular far reaching rural views, the view is southwest showing sunsets to their best. There is wild flower meadow with three cascading ponds, a productive orchard and a wonderful woodland with a tree house.

In a secluded position beyond the orchard, is a former cider barn which benefits from full planning permission and listed building consent (20/04072/FUL & 20/04073/LBA) for conversion into a two bedroom dwelling for use as a holiday let (tied to the house).

The property benefits from a tennis court, outdoor swimming pool and off road parking for several vehicles.







The Cider Barn



## Postcode

BA2 9EA

## Services

Mains electricity and water. Private drainage. Oil fired central heating.

## Method of Sale

Freehold

## Local Authority

Bath & North East Somerset Council - [bathnes.gov.uk](http://bathnes.gov.uk).

## Council Tax

Band G

## Viewing

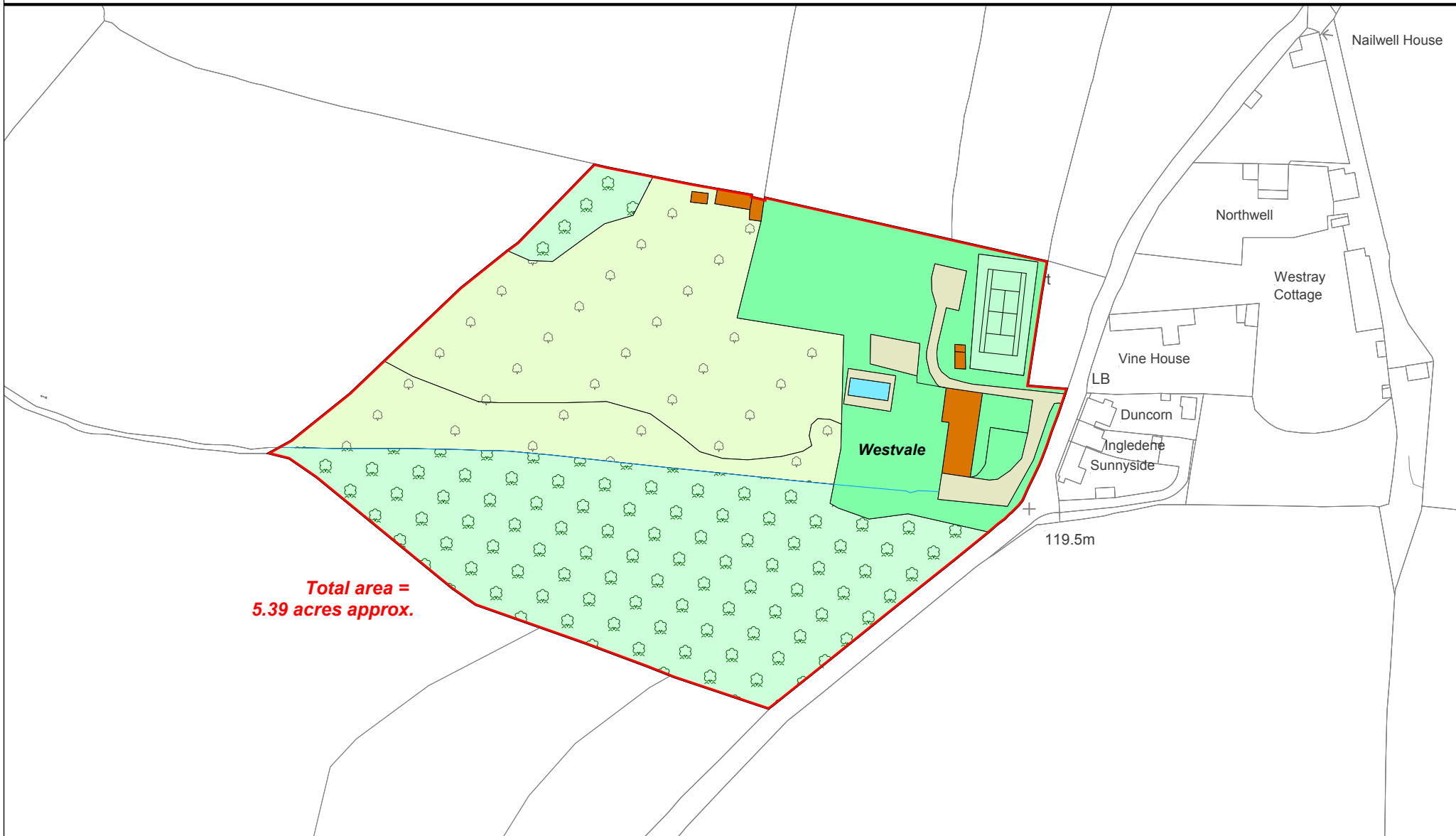
Strictly by prior appointment with the agent.



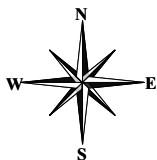




# Westvale



Mapping Department  
Knight Frank LLP  
Ramsbury House, 22 High Street  
Hungerford, Berkshire, RG17 0NF  
(t) 01488 688508  
(e) mapping@knightfrank.com



Land Use:	
	✓ Pasture
	✓ Arable
	✓ Game Cover
	✓ Woodland
	✓ Parkland
	✓ Verge / Misc
	✓ Water
	✓ Orchard
	✓ Heathland
	✓ Rocks / Boulders
	✓ Building (Residential)
	✓ Building / Structure (Agricultural)
	✓ Gardens
	✓ Road / Track

NB: If field & building type are unknown - assumed pasture & residential



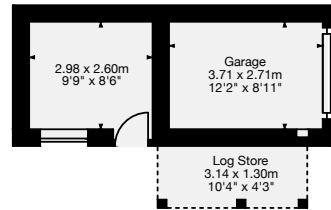
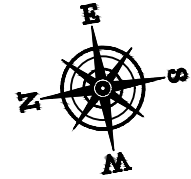
Date: 26:06:20 Drawn By: CW Scale: 1:1500 @ A4 Plan Ref:

Title **Westvale**

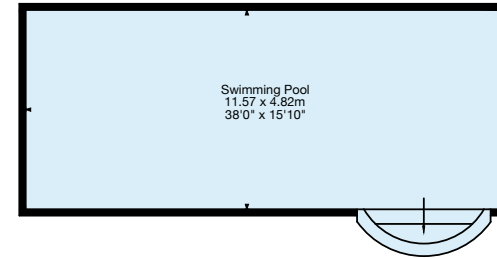
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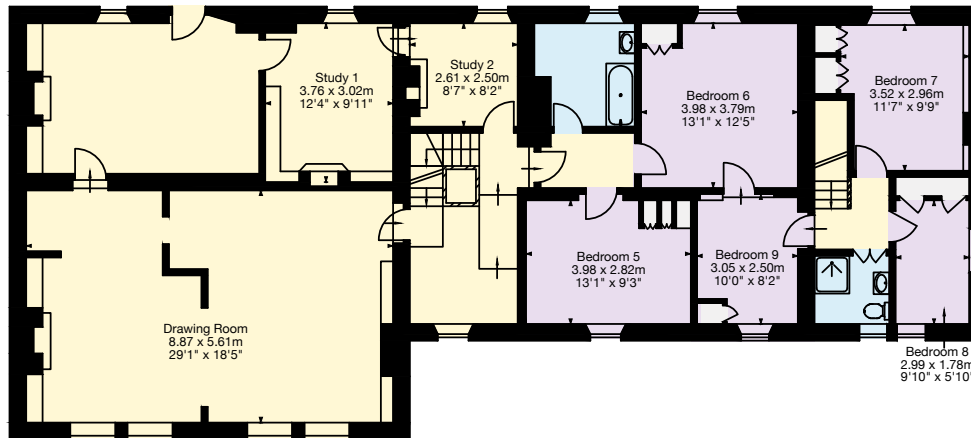
Approximate Gross Internal Area  
 Main House = 444 sq m / 4,784 sq ft  
 Barn = 51 sq m / 553 sq ft  
 Swimming Pool = 56 sq m / 601 sq ft  
 Garge/Outbuilding = 26 sq m / 276 sq ft  
 Total Area = 577 sq m / 6,214 sq ft



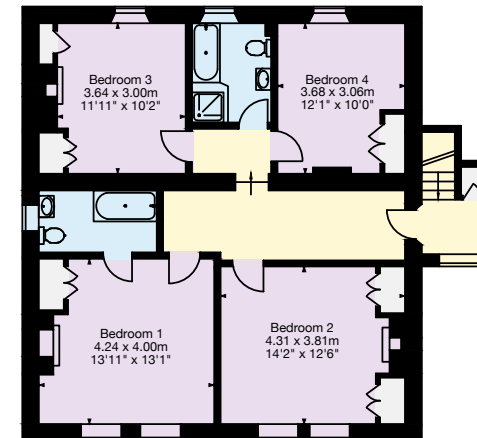
Garage/Outbuilding



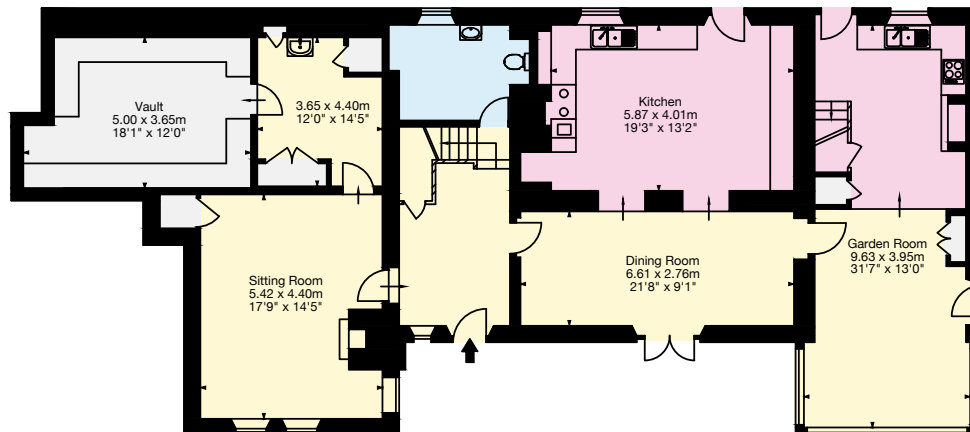
Swimming Pool



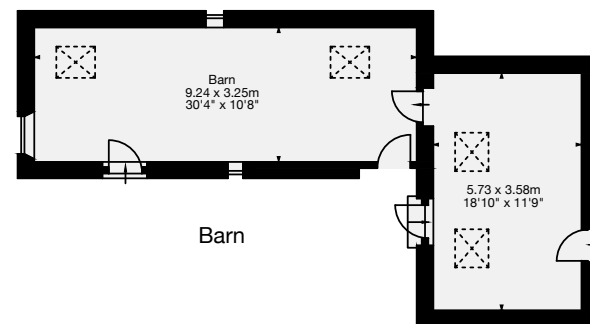
First Floor



Second Floor



Ground Floor



Barn

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.



Knight Frank  
4 Wood Street,  
Queen Square, Bath  
BA1 2JQ  
**knightfrank.co.uk**

**We would be delighted to tell you more.**

**Francesca Leighton-Scott**  
01225 325994  
francesca.leighton-scott@knightfrank.com

**James McKillop**  
020 7861 1528  
james.mckillop@knightfrank.com



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