



# The Coach House

Timsbury, Bath







A beautifully renovated country house, set in 14.83 acres, approximately 9 miles from Bath.



### Summary of accommodation

#### Main House

**Ground Floor:** Reception hall | Drawing room | Library | Kitchen/breakfast room | Living/dining/family room  
Bedroom 6 with en suite shower room | Utility room

**First Floor:** Principal bedroom | 4 further bedrooms | 2x family bathrooms | Shower room

#### Garden and Grounds

Front courtyard | Rear walled garden | Triple garage

# Situation

(Distances and times are approximate)



The Coach House is situated just 10 miles from Bath, providing access to all it's amenities.



There is a high-speed train service from Bath Spa Railway Station to London Paddington (approximately 75 minutes) and Bristol Temple Meads (15 mins).



London Heathrow, Cardiff and Bristol



**Local State schools:**

Oldfield Park, Hayesfield, Beechen Cliff, Ralph Allen, St Gregorys.

**Private schools:**

Kingswood, Royal High, Prior Park, Monkton Combe and King Edwards.

**Further education:**

University of Bath, Bath Spa University.



Cultural activities include the Theatre Royal, The Roman Baths and The Holburne Museum.

There are celebrated Bath festivals across a range of interests, namely literature, music and food.



Bath Golf course, Cumberwell Park and Tracey Park.



## The Coach House

Nestled on the former site of Kingwell Hall, The Coach House is a beautifully renovated family home, accessed via a private drive off Hayeswood Road. Surrounded by lush woodland, it boasts a grand entrance with electric gates leading to a spacious gravel driveway and triple garage. The house features a charming Italianate walled garden with original ornate gates.

Inside, a welcoming reception hall with wood paneling leads to a generously proportioned drawing room, study-library, and a ground floor bedroom with en suite. The heart of the home is the bespoke kitchen by Tom Howley, equipped with Miele appliances and a Fisher and Paykel wine fridge. An exquisite orangery designed by Nick Shipp Architects expands the living space, seamlessly blending dining and family areas with access to gardens on all sides.

Upstairs, the principal bedroom offers ample space, an ensuite bathroom, and built-in wardrobes. Four additional double bedrooms, one with ensuite, overlook the mature gardens.

The property boasts formal lawns, herbaceous borders, woodland, and fields, with mature trees including oak and Californian redwoods. The kitchen garden features raised beds and a private well, while amenities include a gas BBQ, fruit garden, greenhouse, and tennis court. Oak-framed garages and workshops provide ample storage.

In summary, The Coach House offers luxurious living amidst stunning gardens and grounds, blending modern comforts with timeless elegance.



RECEPTION ROOMS





BEDROOMS AND BATHROOMS







# FLOORPLANS

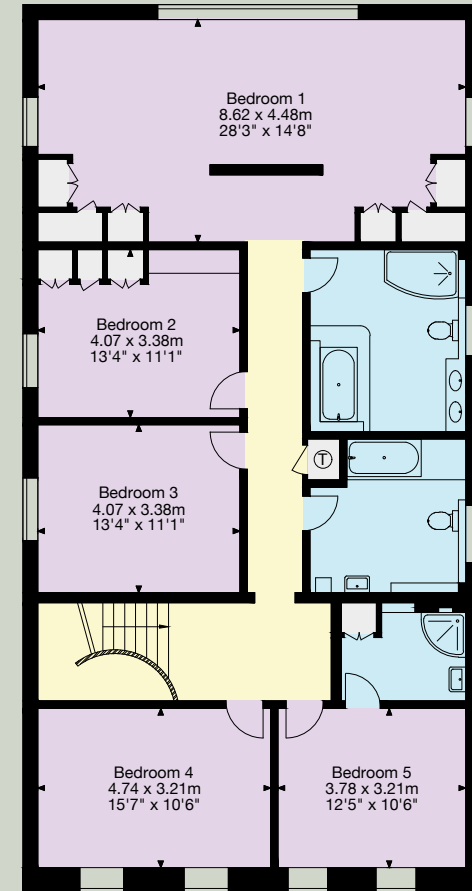
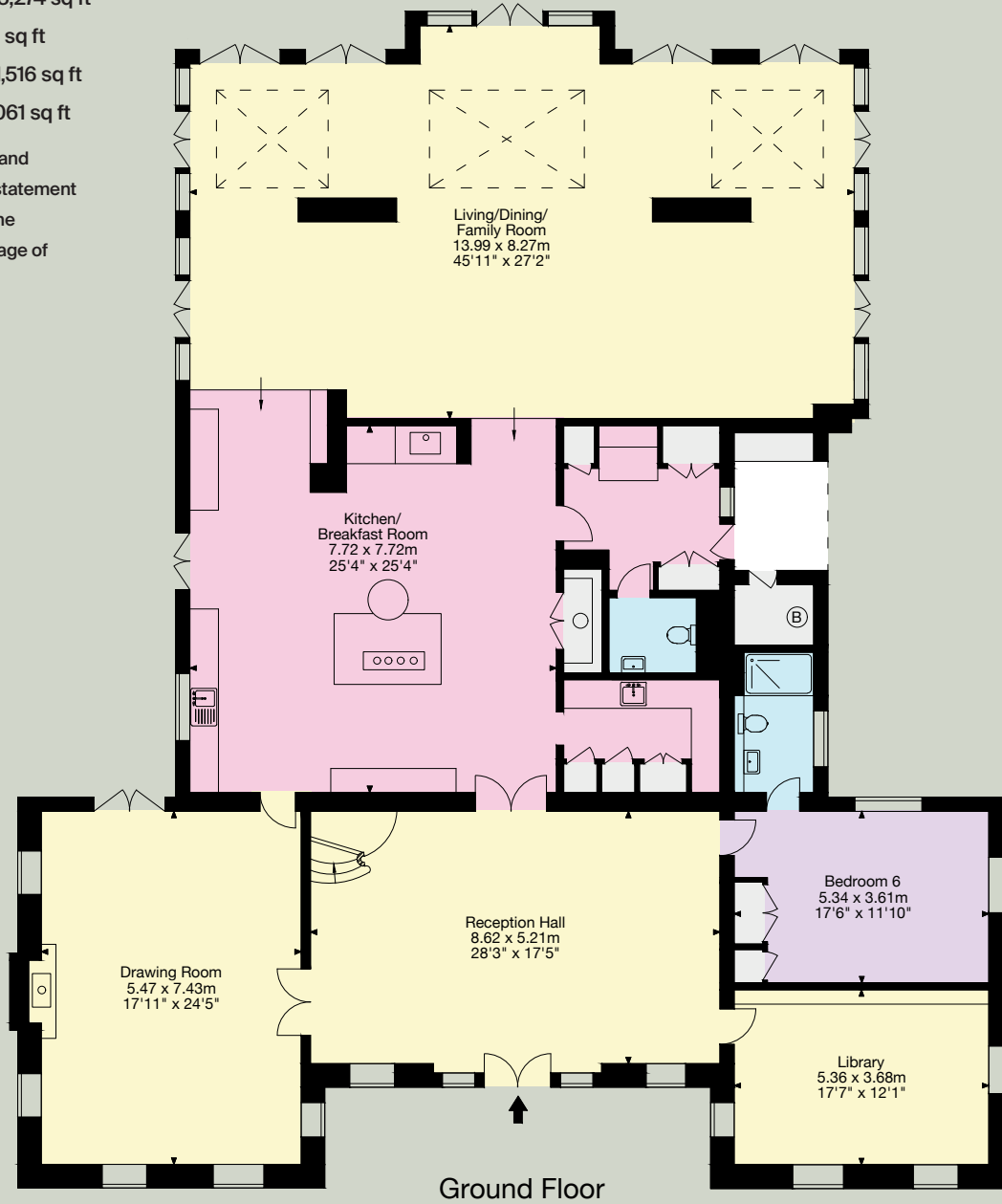
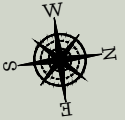
Main House = 490 sq m / 5,274 sq ft

Garages = 211 sq m / 2,271 sq ft

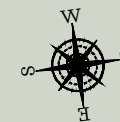
Outbuildings = 141 sq m / 1,516 sq ft

Total Area = 842 sq m / 9,061 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.



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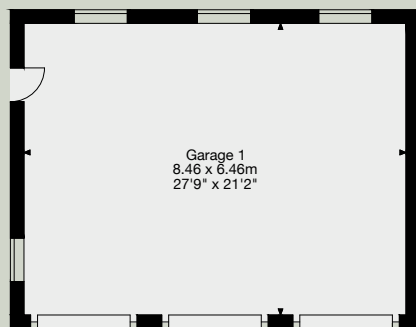
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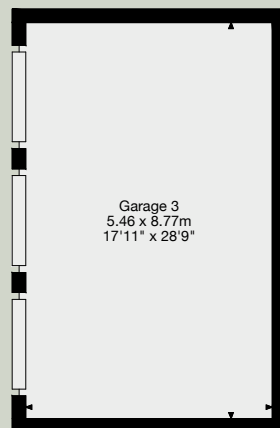
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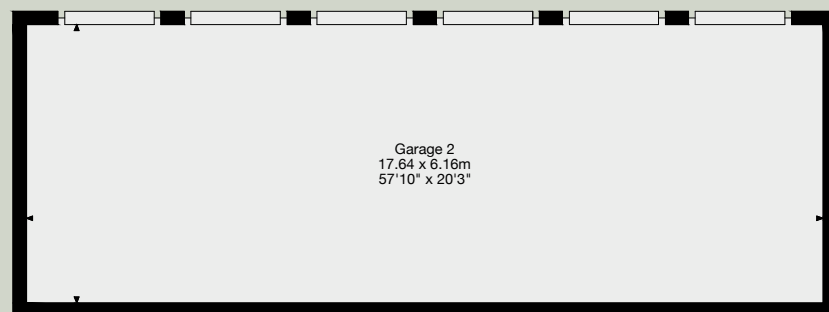
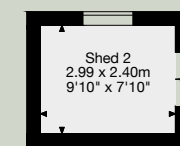
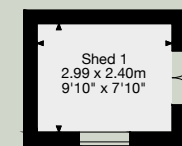
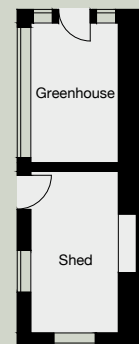
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Garage



Garage



Garage



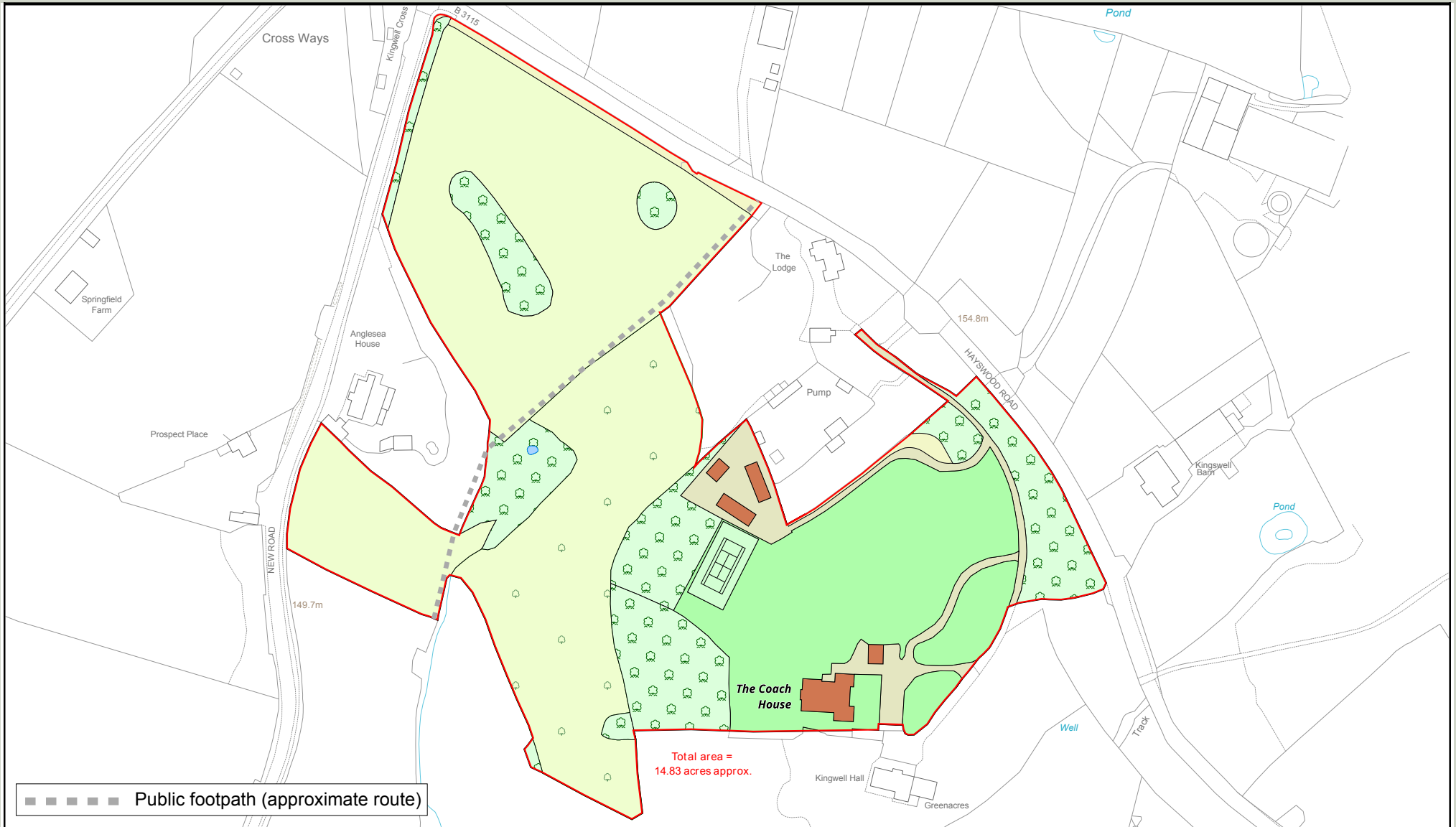
Outbuildings

GARDEN AND GROUNDS

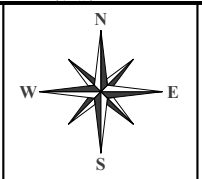




# SITE PLAN



LDS Ltd  
 Plan Preparation  
 Unit 15, Glenmore Business Park  
 Telford Road  
 Salisbury SP2 7GL  
 (e) [planprep@lds-survey.co.uk](mailto:planprep@lds-survey.co.uk)



**Total area = 14.83 acres approx.**



Date:	Drawn By:	Scale:	Plan Ref:
21:05:24	CW	1:2400 @ A4	18832

**Title**  
**The Coach House**

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## Property Information

### Services:

We are advised that mains water, and gas are connected to the property. There is private drainage (septic tank).

### Tenure:

We are advised that the property is Freehold.

### Local Authority:

Bath and North East Somerset - 01225 477000

### Council Tax Band:

G

### EPC:

C

### What Three Words:

*///inversion.briskly.multiples*

### Postcode:

BA2 0HH

### Guide Price:

£3,335,000

### Viewings:

All viewings strictly by appointment only through the vendor's sole 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 May 2024. Photographs and videos dated May 2024.

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