

# Coles Farm

Alcombe, Bath







# Coles Farm is one of the grandest 17th Century Grade II\* listed houses in the Bath Area.

M4 (J18) 9 miles, Central Bath 6 miles.  
(Distances and times approximate).

  
7

  
3

  
3

## Summary of accommodation

### Main House

- Ground Floor:** Kitchen | Larder | Boot & Utility Room | WC | Dining Room | Sitting Room | Snug  
**First Floor:** Principal Bedroom | Two additional Bedrooms | 2 Bathrooms  
**Second Floor:** Three Bedrooms | Family Bathroom | Utility Room | Airing cupboard

### Garden and Grounds

Lawns | 2 Stables & Tack Room | Double Garage | Greenhouse | Orchard | Stone barn | Fields

In all approximately 9.89 acres



# Situation

(Distances and times are approximate)

Coles Farm is situated in a lovely rural and tucked away setting surrounded by its land with extensive open country views. It was the Dower House of nearby Cheyney Court and overlooks Bybrook Valley towards Box and the outskirts of Bath to the West.



Bath city centre is Just 6 miles away and this location offers easy access to the M4, Bristol the Cotswolds and beyond.



Bath is a World Heritage City with a wide range of historic and cultural attractions, shops, restaurants, theatres and entertainment facilities and a mainline train station to London Paddington.



There are a range of sporting opportunities such as golf, cricket, horse racing and rugby and a selection of highly regarded private and state schools.



# The House

This fine Country house sits well within its beautiful gardens and grounds which overlook the valley and surrounding countryside. The House dates from the mid 17th century and retains much of its original detailing, the 'Cotswold' exterior complemented by an interior with large fireplaces, stone floors and well proportioned rooms. It would make the most lovely family home.

The Accommodation is arranged as follows.

Entrance Hall with Boot and utility room off to the left with bell sink and drying dolly.

The large kitchen with porcelain tiled floor leads off the hall to the right and is well equipped with extensive built in cupboards, oil fired Aga, Fisher and Paykell appliances and walk in larder.

The hallway leads to the Dining room with large stone fireplace and exposed beams.

Beyond this is the spacious Drawing room with impressive stone carved fireplace with wood burner and exposed beams.

An oak staircase leads from here to the upper floors and a stone staircase to the cellar which houses the boiler and hot water tank.

The second living room on the ground floor is the cosy snug which has wood panelling throughout to dado level, a decorative ceiling and large open fireplace. The mullioned windows face south over the Rose garden.

The Oak staircase leads to the first floor with principal bedroom. Windows on all sides of the room make it very light.











There is a walk in wardrobe with raised steps to a separate dressing room with fitted cupboards.

There are two further double bedrooms both with fireplaces and triple aspect windows are well proportioned and light.

There is a family bathroom and airing cupboard on this floor.

The Oak staircase leads up again to the top floor which offers an additional 3 bedrooms, walk in airing cupboard, family bathroom and utility room. The largest of these bedrooms is open to the eaves exposing original oak beams. Mullioned windows throughout bring plenty of light into the house.









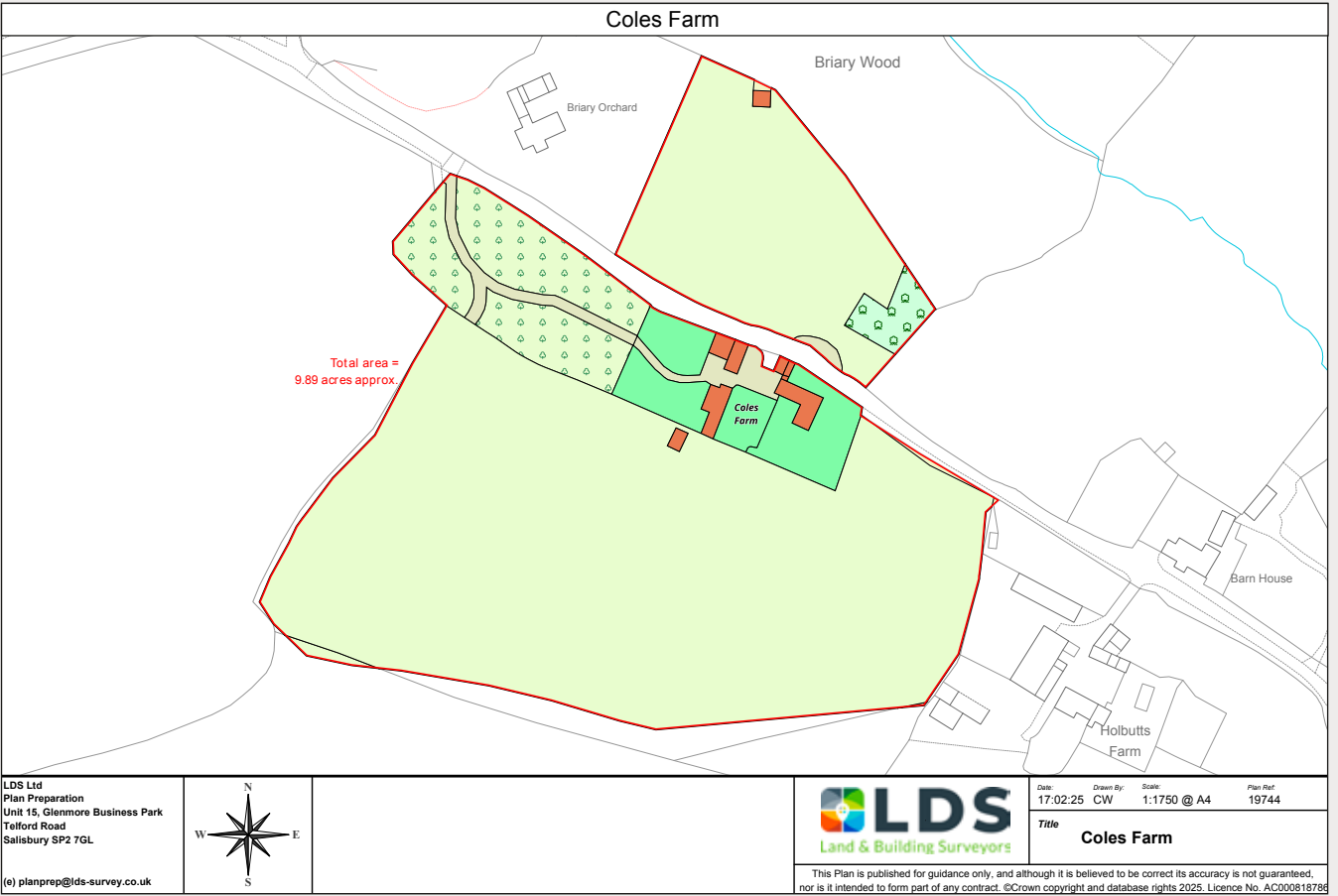




FLOORPLAN

Approximate Gross Internal Floor Area  
Main House = 408 sq.m / 4,399 sq.ft  
Outbuildings = 204 sq.m / 2,195 sq.ft  
(Incl. Covered Areas)  
Total Area = 612 sq.m / 6,594 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.



Gardens and Grounds

The gardens are a delight with lawns linked by flagstones terraces, rose borders and mature herbaceous beds.

There are stunning views over the Bybrook Valley. Steps lead to the main lawn alongside which is a long stone barn which is partly open fronted providing good outside entertaining space or games room.

Beyond the main lawn are further areas of lawn planted with specimen trees and shrubs, a greenhouse and raised beds. Beyond a high beech hedge there is an extensive apple orchard.

Property Information

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

**Services:** We are advised that mains water and electricity are connected to the property. There is oil central heating and a septic tank.

**Local Authority:** Wiltshire  
**Council Tax:** Band H  
**EPC:** F  
**Postcode:** SN13 8QL

**Directions:** From Bath City Centre, head East on the London Road. Continue on this road following signs to the A4 to Wiltshire and Box.

**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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Particulars dated February 2025. Photographs and videos dated February 2025.

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