



Frankleigh, Bradford-on-Avon, Wiltshire





A handsome Grade II listed farmhouse with ancillary accommodation, **in a private setting** surrounded by 11.43 acres of landscaped gardens and grounds.

Summary of accommodation

Main House

Ground floor: Hall | Cloakroom | Family room | Study | Drawing room | Dining room | Kitchen/breakfast room | Utility room

First floor: Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom

Second floor: Two double bedrooms | Shower room

Cottage

Ground floor: Kitchen | Sitting/dining room

First floor: Two double bedrooms | Shower room

Outside

Landscaped gardens | Woodland area | Stabling | Stone outbuildings | Two storey converted bakery | Pasture (no public rights of way).

Distances

Bradford-on-Avon 1 mile, Bath City Centre 7.2 miles, Bath Spa Station 7 miles (London Paddington from 90 minutes), Chippenham station 12 miles (London Paddington from 70 minutes), Bristol Airport 28 miles (All distances are by road and approximate).



Knight Frank Bath
4 Wood Street
Bath
BA1 2JQ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Charlie Taylor
01225 325993
charlie.taylor@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Sarah Brown
020 7590 2451
sarah.ka.brown@knightfrank.com



Situation

Frankleigh Farm is the only property accessed from a long lane known historically as the “Bath Road” which leads off the main road between Bath and Bradford on Avon. The property’s land borders Cumberwell Park Golf Club with 45 holes (recently awarded 4* by Golf World) and is 1 mile away from the charming town of Bradford-on-Avon which has a full range of shops and amenities. There is also direct access to a network of bridle and foot paths for walks.

The City of Bath, a World Heritage Site famed for its Georgian architecture and Roman history is approximately 5 miles away (15 minutes by car). It enjoys a variety of cultural, business and recreational facilities along with excellent schooling in both the state and private sectors plus two universities.

These include Prior Park, Monkton Combe, King Edwards school, The Royal High School for girls and Kingswood, as well as Marlborough, Millfield and St Mary’s Calne further afield. There is a regular rail service to London Paddington (journey time of 90 minutes) and Bristol Temple Meads (journey time of 15 minutes).



Frankleigh Farm

A light and welcoming Grade II listed farmhouse with 17th century origins, which was extended in the 18th century and again in the 19th century. The most recent additions were designed by Bath architect Watson Bertram Fell in 2008 leading to the addition of a kitchen/breakfast room and remodelling of the second floor.

The front entrance opens onto a reception hall with a flagstone floor. This leads on one side to a family room with a large stone fire surround and log burner. To the other side of the hall is a study with oak floor and stone fire surround. Both study and family room windows have period wood shutters. Also leading off the hall is the cloakroom, dining room and drawing room. The dining room has oak flooring and stone fire place with log burner and the drawing room has a parquet floor, open stone fireplace and bay window with a central glazed door leading to the garden.

The kitchen has high-quality cabinetry with integrated appliances, a substantial black granite worktop and an AGA electric cooker. The kitchen opens on to a spacious breakfast room with French doors and windows opening onto the garden. Off the kitchen is a utility room with various appliances, storage and a plant room.

The principal bedroom has a bay window looking out onto the garden and a contemporary en suite bathroom with natural stone tiling and walk in Matki shower. There are three further bedrooms and a family bathroom. The second floor provides two bedrooms and a bathroom with shower.

For guests entering the property through the electric gates into the secure parking area, there is a further entrance under an ornate cast iron and lead canopy.



Approximate Gross Internal Floor Area

Main House = 296 sq m / 3,186 sq ft

Outbuilding = 219 sq m / 2,357 sq ft

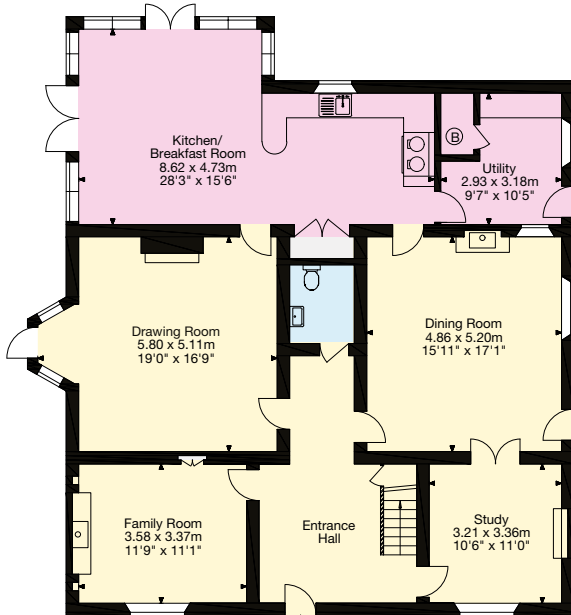
Garage = 43 sq m / 462 sq ft

Total Area = 558 sq m / 6,005 sq ft

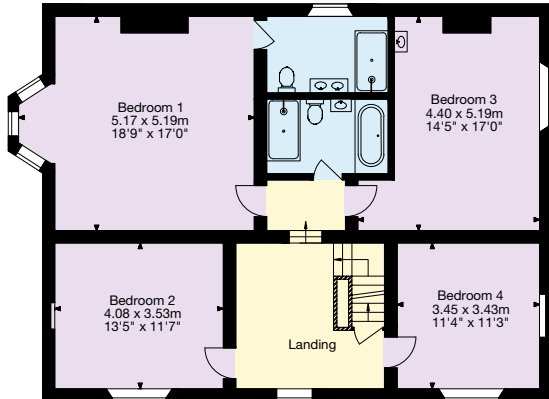
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

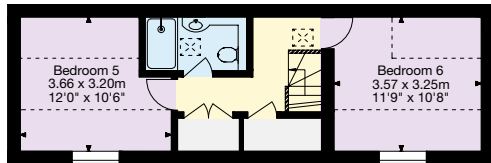
Farmhouse



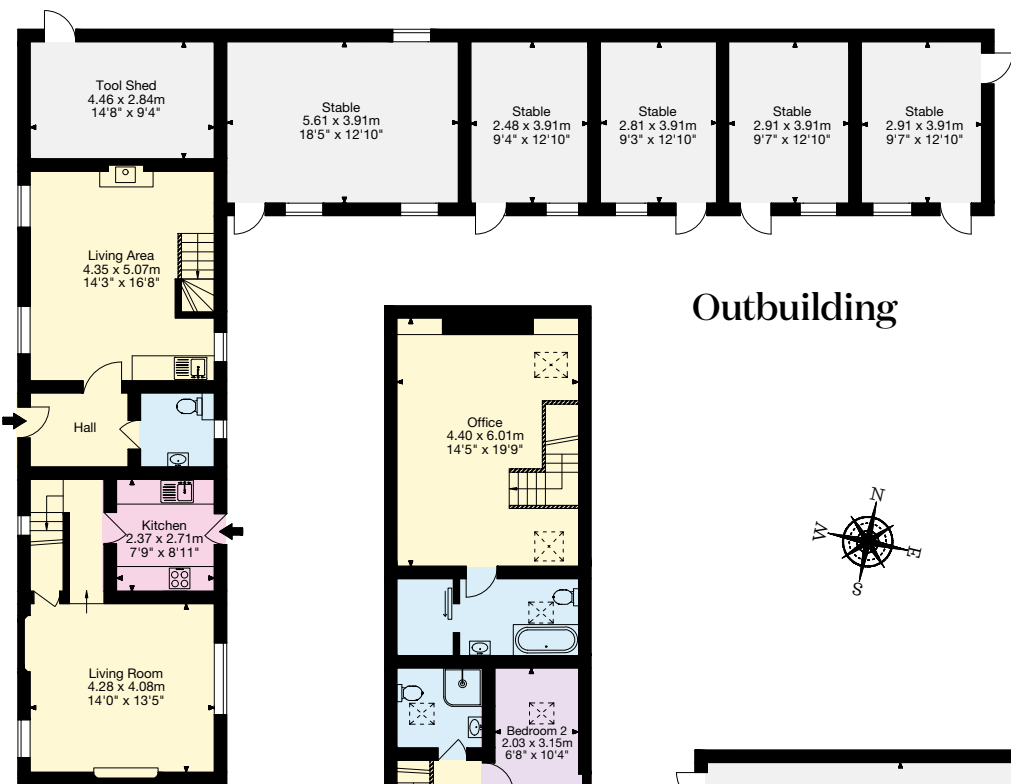
Ground Floor



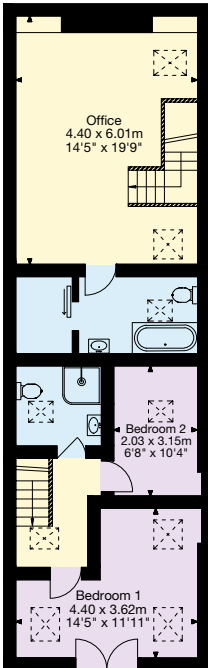
First Floor



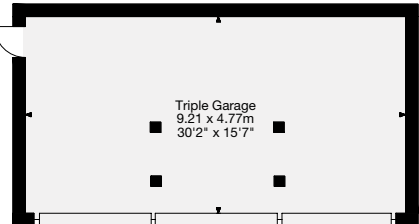
Second Floor



Ground Floor

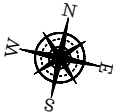


First Floor



Garage

Outbuilding



The Cottage

The Cottage has recently been refurbished to a high standard. On the ground floor there is a kitchen with integrated appliances and quartz tops, a reception room with dining and sitting areas. The first floor offers two bedrooms with a Juliet balcony and far-reaching rural views, plus a shower room.

Adjoining the cottage is a converted bakery used for accommodation, however, more recently as a design studio/office. It has the original ovens and large fire surround and would benefit from refurbishment.





Additional outbuildings include a block of five stables, three bay garage/ store, garden tool shed and a Gabriel Ash cedar greenhouse.

The land comprises two fields close to the Par 3 course at Cumberwell Park Golf Club. The fields currently produce silage and hay.

Gardens and outside

Frankleigh Farm is approached at the end of a long lane with a turning area in front of the house, with electric gates leading into a large secure gravel parking area.

Surrounding the house are approximately 1.5 acres of stunning gardens which have been radically redesigned and landscaped. There are beautiful formal beds and lawn areas in the close vicinity of the house, as well as an orchard, wilder areas and woodland paths. The adjacent field can be accessed directly from the garden.



Directions

Postcode: BA15 2PF

What3Words: ///tolls.unspoiled.shelf

Services

Mains water, electricity and telecoms are connected to the property.

Drainage is via soakaways and the property's own septic tank.

Property information

Tenure: Freehold

Local Authority: Wiltshire Council - <https://www.wiltshire.gov.uk/>

Council Tax:

Main House - Band G

Cottage - Band B

EPC Ratings:

Main House - D

Cottage - E



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 November 2024. Photographs and videos dated 2024. 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. Brochure by wordperfectprint.com

