



Mumfords Vineyard, Shockerwick Lane, Bannerdown, Bath, BA1 7LQ



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Delightfully situated on a quiet lane, Mumfords Vineyard is a handsome detached house dating from 1923 with far reaching views to the south and offering just over 5 acres of gardens and paddocks.

Entrance Hall | Dining Room | Kitchen | Breakfast Room | Sitting Room | Drawing Room | Utility Room | Cloak Room | 6 Bedrooms | Dressing Room | 3 Bathrooms | Separate WC | Attic Room | Kitchenette | Twin Garage | Greenhouse | Store | Substantial Outbuilding | Gardens and Grounds extending to 5 Acres

Situation

The property is surrounded by its own gardens and grounds making it very private and with breathtaking views to the south.

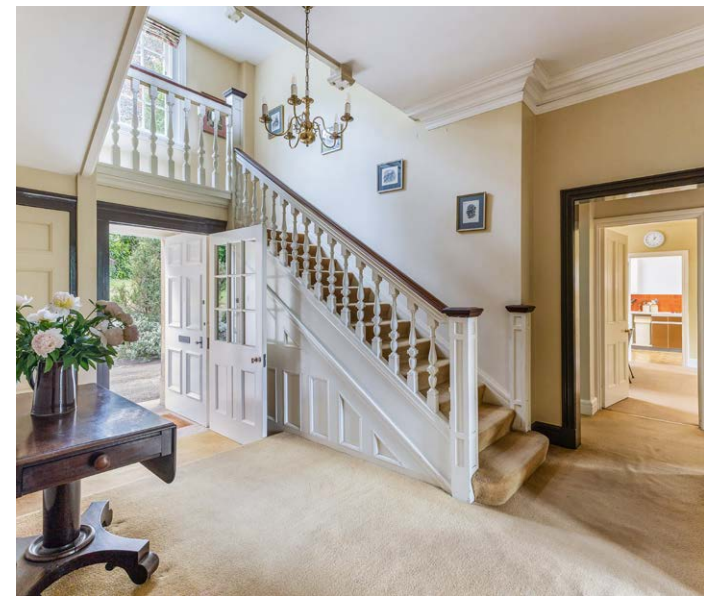
Just a short walk from the property, a variety of everyday amenities can be found, including a Boots pharmacy, doctors' surgery, veterinary practice, dentist, convenience stores and a selection of local eateries. The much-loved Gather Café is particularly notable for its organic produce and occasional supper clubs. At the heart of the village, the Community Hall serves as a vibrant social hub, hosting a range of activities from yoga classes and toddler groups to choir rehearsals and film nights, creating opportunities for residents of all ages to connect.

For those who enjoy the outdoors, the surrounding area offers an abundance of natural beauty. Browns Folly and Solsbury Hill are only minutes away and provide wonderful walking routes with far-reaching views across the landscape. Bathampton Meadows and the nearby River Avon offer opportunities for paddleboarding, kayaking and peaceful riverside walks, while a dedicated cycle path leads directly into Bath city centre, making cycling both practical and enjoyable.

The location is also well positioned for travel further afield, with easy access to the M4, A4 and A46. Regular bus services provide convenient links into Bath, and Bath Spa railway station offers direct services to London and Bristol.

Description

Mumfords Vineyard has been owned and loved by the same family for 50 years and is now ready for its next custodians. As such, it provides an excellent opportunity for a future purchaser to put their own stamp on a substantial detached house in an outstanding setting. In addition to the main house, there is garaging for two cars, a workshop and the original winery, which is a substantial building that could, with planning permission, be converted into an annexe. The views from the property are simply superb.





Entering the house via the front door there is an inner lobby with parquet flooring which extends through the hallway area. Through a glazed inner door, you find the wonderful grand hallway with a period majestic wooden staircase. At the rear to the right side of the hall is a magnificent drawing room which has a double aspect with views over the property's gardens to the south and west. Centrally to the room is a stone surround fireplace with an attractive period cast-iron back plate. There is also a charming box bay window with views over the orchard. Centrally to the hall is the sitting room which has a cast-iron fireplace with attractive mantelpiece and a single glazed door to the terrace and garden. The sitting room opens out with double doors to a dining room which again has a double aspect and a door back to the hall. The three reception rooms across the back of the house have a great sense of light and space, with a stunning outlook across the valley to the south.

From the main hall to your left side is a downstairs bathroom with bath, WC and hand basin. The breakfast room has an original Welsh dresser and a fire surround houses the Trianco solid-fuelled boiler. A door then leads to a kitchen with a separate utility room and back door to driveway area.

In the utility room there is a second gas fired boiler.

Upstairs

The layout on the first floor works well for families. There are four very good-sized double bedrooms, a family bathroom, separate WC. The master bedroom has a separate dressing room which could easily be converted to an ensuite bathroom. On the top floor there are two further bedrooms, kitchenette and bathroom. There is also some extra potential to convert an attic room which has a window.

Externally

A tarmac drive sweeps down to the property and provides parking for a number of vehicles. Past the house, you find a two bay stone garage with up and over garage doors. Attached to the garage is a workshop, ideal for tinkering and on the other side the original coal sheds. Adjacent to this is a beautiful old fashioned timber greenhouse. The drive then continues down to the winery, which used to be a hive of activity when the owners were operating the vineyard. The building provides excellent scope to be converted to a very useful annexe, subject to any permissions that might be required.

The gardens are particularly of note. Along the rear of the house is a fine terrace to enjoy the views. This leads down to a further terrace where there are some wonderful mature roses and a lawn that is flanked by well stocked beds of herbaceous and perennial plants. Beneath the terrace to the right hand side are two lovely ponds that are a great feature. The garden then extends to a long beech hedge that borders the field. To the western side of the house is a further lawned area, which is laid out as a lovely orchard. This then goes down to an area which used to be a productive vegetable garden. The field is well-sized and could easily provide space for one, or two ponies.

General Information

Bath & North East Somerset Council. Council Tax Band H.

Freehold tenure.

Mains water, gas and electricity. Septic tank drainage.

There is a National Grid power line with wooden post and 2 cables in the field. Wayleave Ref is 1601576. Please contact the selling agent for more details.



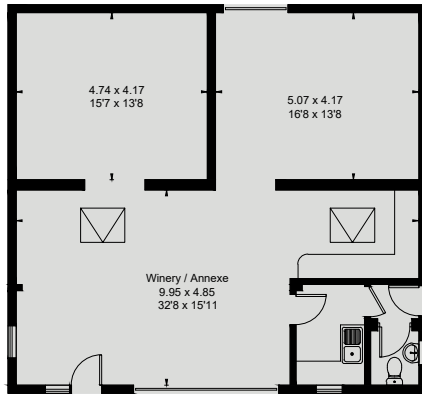
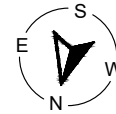


Promap
LANDMARK INFORMATION

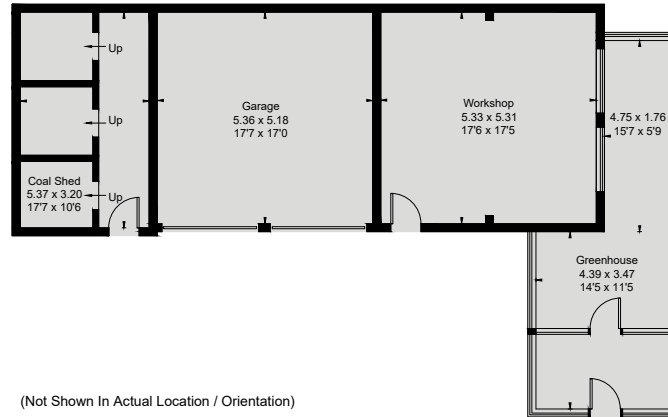
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Approximate Floor Area = 383.5 sq m / 4128 sq ft
 Garage = 28.1 sq m / 302 sq ft
 Outbuildings = 161.2 sq m / 1735 sq ft
 Total = 572.8 sq m / 6165 sq ft (Excluding Voids)

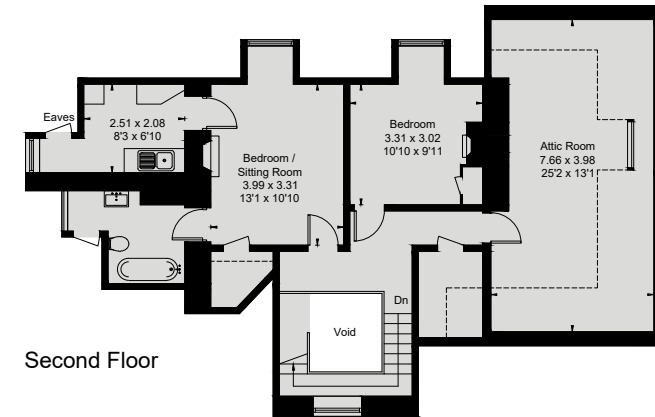


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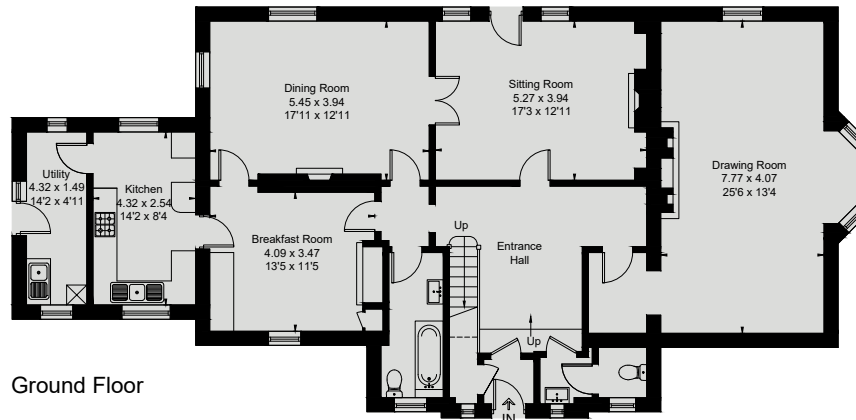


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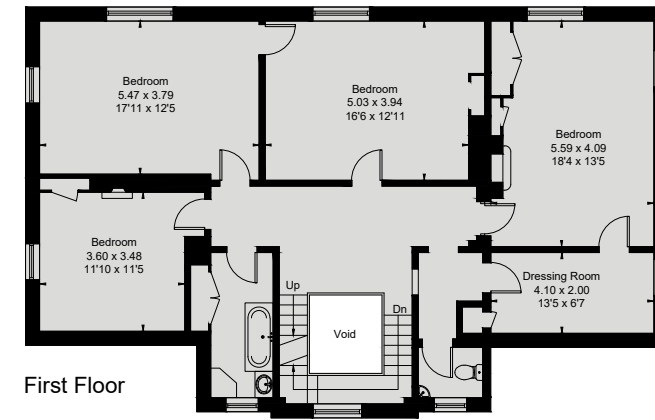
Reduced head height below 1.5m



Second Floor



Ground Floor



First Floor

