



FAIRLY

Midford, BA2





# A BEAUTIFULLY RESTORED PERIOD HOME WITH SOPHISTICATED SUSTAINABILITY FEATURES

With a detached chapel annexe, landscaped gardens and  
breathtaking countryside views.



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EPC

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Services: We are advised that mains water, electricity, gas, drainage and full fibre broadband are connected to the property.

Green credentials: 14 solar panels, battery storage, EV charging and smart energy management.

Local Authority: Bath & North East Somerset Council | Council Tax Band: G for the main house and A for the chapel

what3words: ///mason.arch.curvy

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

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.





## SITUATION

Fairly enjoys an enviable position within the picturesque village of Midford, surrounded by rolling Somerset countryside yet conveniently located approximately ten minutes from the centre of Bath. The village is well served by a renowned gastro pub and an extensive network of footpaths and bridleways, providing easy access to some of the area's most attractive countryside. Bath offers an excellent choice of cultural, recreational and educational facilities, including a number of highly regarded state and independent schools.



















## THE HOUSE

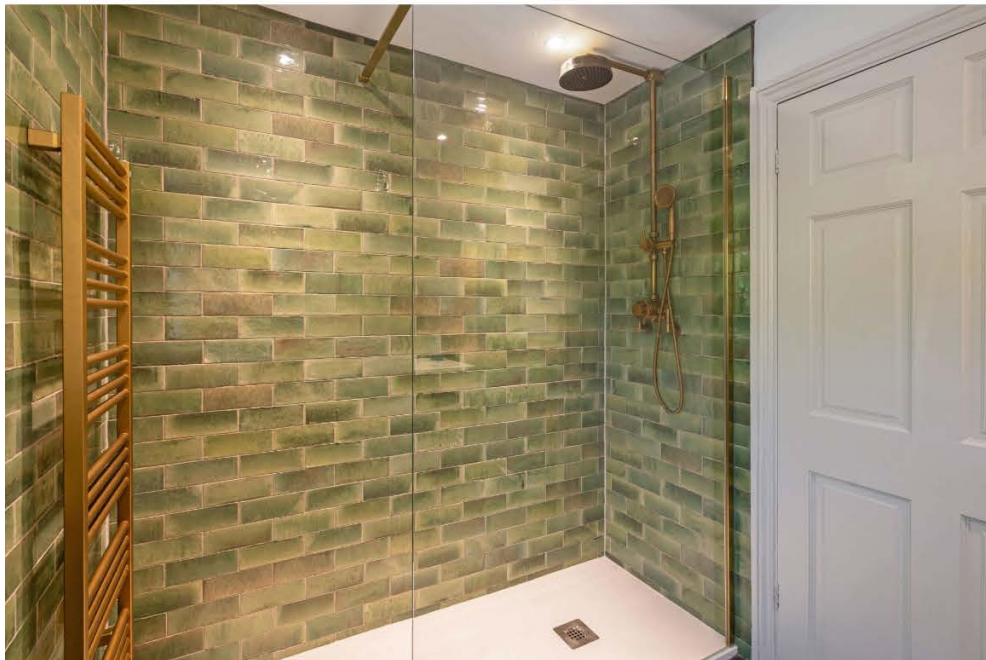
Fairly is a beautifully restored period home that combines character and charm with modern comfort, enjoying far-reaching views across the Somerset countryside. A highlight is the sophisticated solar and battery energy system, and insulation throughout, which has been carefully implemented and integrated into the original character of the house.

The ground floor offers a welcoming entrance hall, two reception rooms with a dual-sided wood-burning stove, a bespoke kitchen/breakfast room opening onto the terrace, a snug, and cloakroom. Upstairs are four double bedrooms, including a principal suite with dressing area and en suite, plus a family bathroom.

The detached former chapel offers excellent development potential as an annexe, home office or creative space. The building includes a ground-floor garage with EV charging point, while the upper floor has been substantially prepared for conversion: already partitioned for a kitchen and bathroom with electrics, lighting and heating in place, and fast fibre broadband installed. This provides an attractive opportunity for further development.







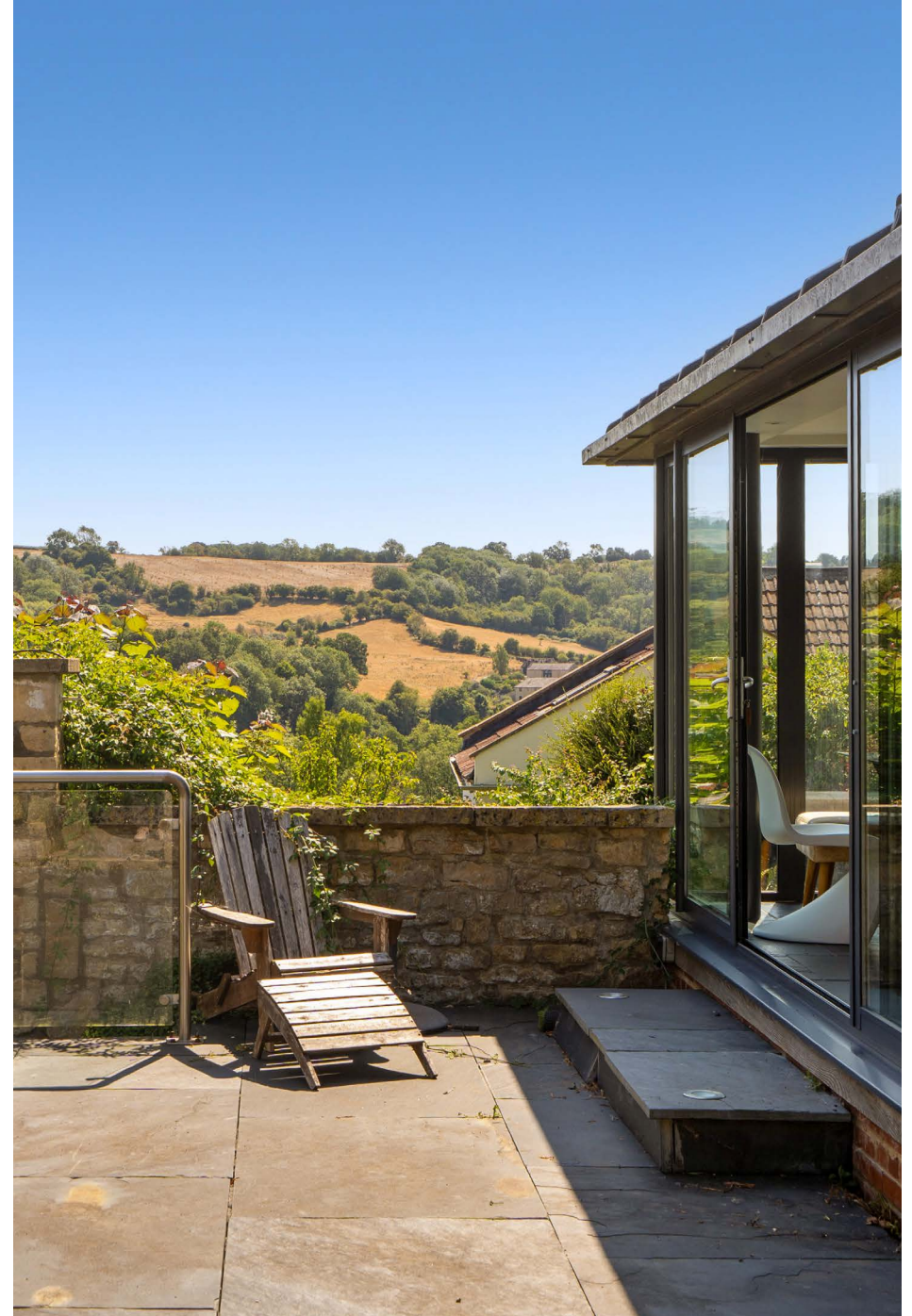




## OUTSIDE

The property is set within attractive south-east-facing walled gardens that have been carefully maintained to maximise the wonderful countryside outlook. A generous terrace provides an ideal setting for al fresco dining and entertaining, while the gardens offer a combination of lawn, mature planting and private spaces from which to enjoy the far-reaching views and surrounding landscape.

A private garage on the ground floor of the chapel provides secure parking and storage, complemented by unrestricted parking nearby. The grounds enhance the sense of privacy and tranquillity that defines this exceptional village home.









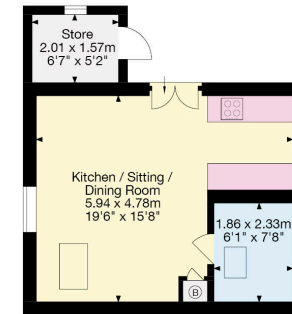
# Fairly

## Old Midford Road, Bath

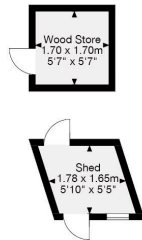
Gross Internal Area (Approx.)  
 Main House = 201 sq m / 2,166 sq ft  
 Garage = 63 sq m / 679 sq ft  
 Outbuildings = 6 sq m / 61 sq ft  
 Total Area = 270 sq m / 2,906 sq ft



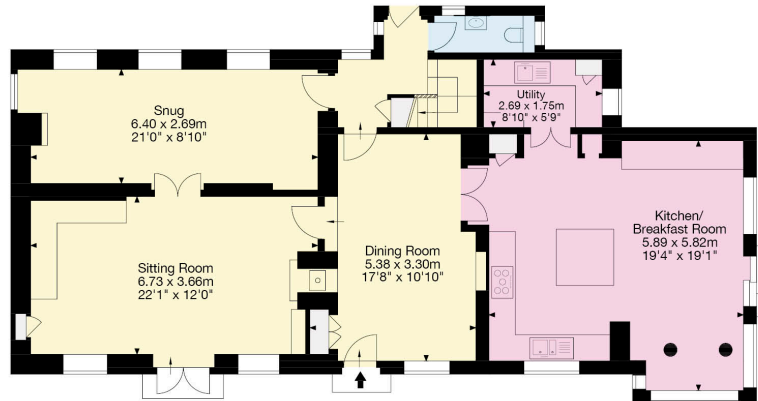
First Floor



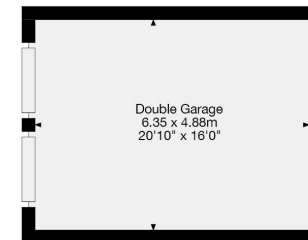
The Chapel  
(Above Garage)



Outbuildings



Ground Floor  
Main House



Garage

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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