



NIGEL FUDGE
exp
FOR SALE
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THE COURTYARD
THE COACH HOUSE
THE COACH COTTAGE

The Coach House, The Street, Farmborough, Bath, BA2 0AR

Offers In Region Of £500,000

NIGEL FUDGE

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The Coach House, The Street, Farmborough, Bath, BA2 0AR

The Coach House, is an exquisite detached property, full of heritage and roots back to the 17th Century. Formerly part of the farm of the Popham Estate and restored to a very high standard in 2010 within its Grade II listing heritage, creating the perfect blend of luxury accommodation and history.

To say the layout is quirky, seems a bit short of its triumphant design. We love the large kitchen/dining/family area with the oak spiral staircase that leads up to the galleried first floor. This so clever and really delivers. The utility room and cloak room on the ground floor, so practical. Two sumptuous double bedrooms, both with en-suites and a range bespoke fitted Hammonds wardrobes are very well received. The study area is perfectly positioned. The living room with French doors beckons you into the sun bathed southerly facing landscaped gardens.

To experience this home it all its beauty view with us by quoting reference NF0664.





Kitchen/Dining/Sitting Room

8.52m x 5.19m (27'11" x 17'0")

Stable door and three double glazed windows to the front aspect, part vaulted ceiling with recessed spot lights, four radiators, televisions, satellite and telephone sockets. The flooring is tiled in the kitchen area and engineered oak flooring in the living area and a bespoke oak framed spiral staircase leading to the first floor.

The Kitchen has a range of wall and base units with a separate island, all with quartz work surfaces, under counter and internal cupboard lights, inset sink/drainers with a mixer tap, tiled splash backs and USB sockets. There is a range of integral appliances such as a ringmaster double oven and five ring gas hob with extractor hood over, dishwasher and space for a large fridge freezer.

The living area has room for a large table as well as a seating area making this a very sociable room.



Inner Hallway

2.76m x 1.18m (9'0" x 3'10")

Recessed spot lights, radiator and engineered Oak flooring.

Utility Room

1.68m x 1.38m (5'6" x 4'6")



Cloakroom

1.43m x 0.84m (4'8" x 2'9")

Recessed spot lights, extractor fan, radiator and tiled flooring. There is a two piece suite comprising of wall mounted wash hand basin and a low level WC.

Bedroom One

4.9m x 4.21m (16'0" x 13'9")

Two double glazed windows to the front aspect, recessed spot lights, radiator and a range of Hammonds fitted four door wardrobes.

En-suite

2.59m x 2.26m (8'5" x 7'4")

Obscure double glazed window to the front



Landing

8.45m x 3.81m (27'8" x 12'6")

The spiral stair case leads up to the first floor which has an open plan which has been thoughtfully utilised as a Living room and Study area as well as leading to the 2nd bedroom.

Living Room

3.91m x 3.81m (12'9" x 12'6")

Double glazed French doors and windows to the side aspect, double glazed skylight to the front aspect, recessed spot lights, radiator, television, telephone sockets with engineered Oak flooring.

Study Area

4.55m x 2.61m (14'11" x 8'6")



Bedroom Two

4.72m x 3.84m (15'5" x 12'7")

Double glazed skylight windows to the front aspect, recessed spot lights, radiator, television aerial and a range of bespoke fitted Hammonds wardrobes.

Ensuite Bathroom

3.12m x 1.78m (10'2" x 5'10")

Double glazed skylight window to the front aspect, extractor fan, recessed spotlights, tiled walls, shaving socket, two chrome towel radiators and tiled flooring. There is a three piece suite comprising of a bath with a shower attachment, pedestal wash hand basin and a low level WC.

Boiler/Linen Cupboard



Rear Gardens

29.2m x 7m (95'9" x 22'11")

The gardens are southerly facing and made up of three discernible areas. The surround is made up of a stone wall and wooden fencing with iron railing and a side gate. The first area is laid to a sandstone patio, perfect for a seating area. The middle garden is laid to lawn with borders full of flowers and shrubs plus a natural pond in the right hand corner. The end garden has some steps up to an area of gravel with raised wooden planting beds for growing vegetables, planted borders, a wooden shed and a cherry tree. There is a beautiful young Oak tree on the neighbours side, that over hangs making an ideal spot for seating out of the direct sunlight. The garden also has an outside light and water tap.

Front Gardens



Garage

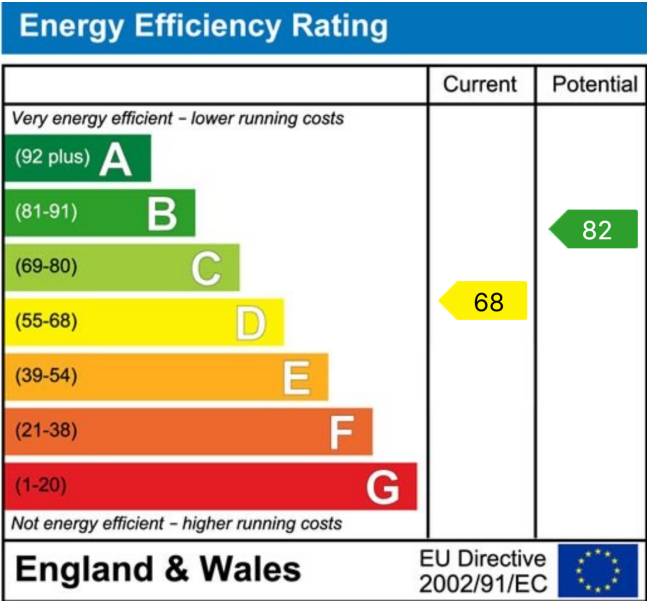
6.11m x 2.69m (20'0" x 8'9")

The garage is next to the property and has solid oak barn doors into, eave storage, power, light and a consumer unit. The floor is painted concrete.

Agents Notes

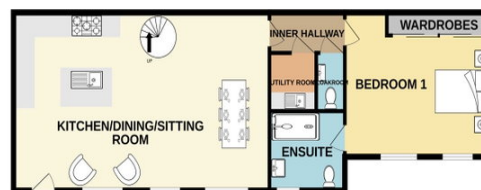
Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit nigelfudge.exp.uk.com

EPC = pending, Council Tax Band – D (£2316.55 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains water, Mains drainage, Mains Gas. Freehold

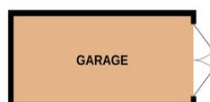




GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1695sq.ft. (157.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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