



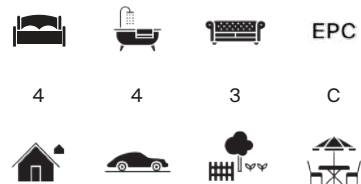
## SPRINGFIELD FARM

Woolverton, Bath, BA2



# AN EXCEPTIONAL CONTEMPORARY COUNTRY HOUSE

With business potential, set within landscaped gardens and enjoying  
far-reaching views south of Bath.



We are advised the property is connected to mains water, mains electricity, private drainage & heating via ground and air source heat pumps.  
The property benefits from energy-efficient design, including ground and air source heat pumps with underfloor heating for sustainable, low-impact living.

Local Authority: Mendip Council | Council Tax: D

what3words: ///courage.spaces.enveloped

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

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



## SITUATION

Springfield Farm occupies an idyllic position on the edge of Norton St Philip, a charming and historic village set amidst rolling countryside on the Somerset/Wiltshire border, to the south of Bath. This peaceful yet well-connected location provides an exceptional sense of rural seclusion while remaining within easy reach of the cultural and commercial amenities of Bath (approximately 20 minutes) and the vibrant market town of Frome (circa 10 minutes), renowned for its independent shops, cafés and popular weekly markets.

Everyday amenities are conveniently close at hand, including a Co-op Food store within a short drive, while the area is well served by both highly regarded local primary schools and an excellent selection of independent schools in Bath. The highly regarded George Inn, one of England's oldest public houses, is just a short stroll away, offering a







## THE HOUSE

Springfield Farm is a beautifully presented detached timber-frame country house, thoughtfully designed to combine contemporary living with a strong connection to its rural surroundings. Approached via programmable electric sliding gates, the property opens onto a generous gravelled courtyard providing ample parking. Arranged over two floors, the accommodation is designed to maximise light, space and flow, with many principal rooms enjoying dual or triple aspects. The ground floor centres around a striking open-plan kitchen/dining room, fully fitted with integrated appliances and a central island, with bifold doors opening seamlessly onto the garden, ideal for everyday living and entertaining. A spacious sitting room with wood-burning stove, cosy snug, utility room and cloakroom complete the accommodation.

Upstairs are four well-proportioned double bedrooms, all with en suite bath or shower rooms. The principal suite is a highlight, featuring a luxurious bathroom with bath and separate shower, and bifold doors opening onto a south-facing balcony with far-reaching countryside views. The detached outbuilding, The Stables (approx. 88 sq m / 911 sq ft), offers excellent versatility with business consent and its own heating system. The property is offered with no onward chain.





## OUTSIDE

The house is set within just under half an acre of beautifully landscaped gardens, enjoying far-reaching rural views and a desirable south-facing orientation. The gardens have been thoughtfully arranged with mature planting, including shrubs, borders, flower and vegetable beds, alongside established trees, including a productive apple tree.

A glass-covered patio extends directly from the kitchen/dining room, allowing for year-round outdoor enjoyment, while a dedicated barbecue area and several seating spaces create an ideal setting for al fresco dining and entertaining.

Further features include a greenhouse, timber playhouse and garden shed, all enhancing the practicality and enjoyment of the outdoor space.



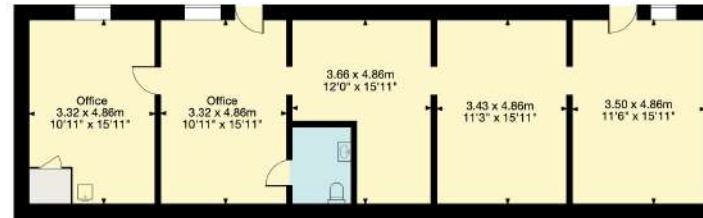




# Springfield Farm

## Woolverton, Bath

Gross Internal Area (Approx.)  
 Main House = 245 sq m / 2,637 sq ft  
 Office Building = 87 sq m / 932 sq ft  
 Total Area = 332 sq m / 3,569 sq ft



Office Building



Ground Floor  
Main House



First Floor

- 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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