



HUNGERFORD ARMS

Farleigh Hungerford

Carter Jonas

HUNGERFORD ARMS, FARLEIGH HUNGERFORD, BATH, SOMERSET, BA2 7RX

- Bath 8 miles
- Frome 8 miles
- London Paddington from 90 minutes from Bath Spa Station

Ground Floor: Entrance hall • Lobby • Kitchen/breakfast room • Living room • Dining room • Drawing room • Study • Shower room • Utility room

First Floor: Principal bedroom with en suite bathroom • Guest bedroom with en suite shower room • Three further bedrooms • Bathroom

Lower Ground Floor: Cellar

Driveway with parking area • Detached triple garage with self-contained flat above • Gardens and grounds extending to approximately 2.39 acres (0.97 ha)

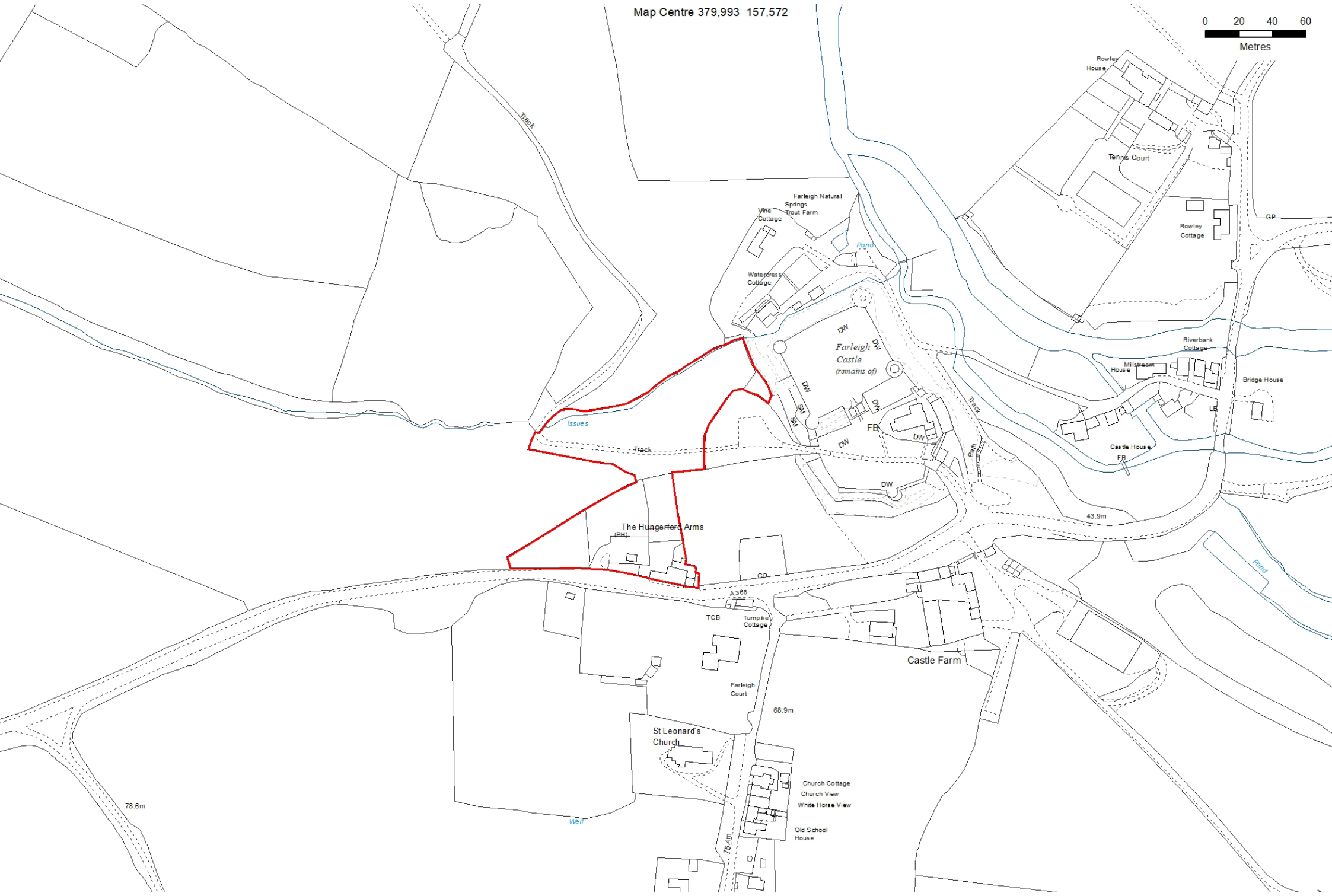
DESCRIPTION

Planning permission has been granted (2020/2400/ FUL) to create a unique house to an incredibly desirable architectural design in this hugely appealing location. The old coaching Inn sits in an envious position overlooking the 13th century Farleigh Hungerford Castle, off of which the boundary wraps around. The views continue down the River Frome Valley across to Iford Manor, providing breath-taking scenery which the design and orientation of the house has made the very most of.

Apart from the original beer cellar that still remains, the proposed accommodation spans across two floors, incorporating the original buildings, whilst the modern extensions will be placed on the back of the building, to allow for open plan modern living with glass walls to admire the vista. This will create a superb kitchen/dining/ living space with a curved glass wall and also a square glass extension.

AN EXCITING OPPORTUNITY TO ACQUIRE A HISTORIC FORMER COACHING INN WITH DETAILED PLANNING PERMISSION TO CREATE A SUBSTANTIAL AND EYE-CATCHING RESIDENCE OF AROUND 6,000 SQ FT. IN ALL AROUND 2.39 ACRES.







At the front of the building is the original bar room, with open fireplaces and retaining the original wooden bar with its beer handles, which will form the grand drawing room. This will lead through to ancillary accommodation at the far side of the house, whilst a staircase will lead up to the bedrooms and bathrooms on the first floor. The principal bedroom will have full charge of the incredible views as well as a large en suite bathroom. The guest bedroom at the far end of the house will also have an en suite shower room, whilst the three further bedrooms will share a spacious family bathroom. Across the driveway from the house is a detached pitched roof triple garage with a self-contained flat or office above. The driveway leads to a large parking area and in front of the house is a lovely garden, taking the views, and leading down to a small copse below with a glade at the bottom, perfect for kids to explore, next to the historic castle.

LOCATION

The position is excellent and historic, neighbouring the 13th century castle, owned by English heritage and the village having evidence of Roman origins. It is a small and very picturesque village, divided by a hump back bridge over the Frome River, popular for wild swimming. Farleigh House, a short distance away is now the home to Bath Rugby team, where they train and the village is surrounded by beautiful country side and woodland, excellent for walking and riding. The larger village of Norton St Philip only half a mile away, has two pubs and a large shop, and Beckington Farm Shop is a short distance away with an award winning fish and chip shop, and M & S food hall and petrol station. There are excellent nearby schools in both the public and private sectors, to include Monkton Combe, Prior Park, King Edward's, Kingswood and The Royal High School. Also within close proximity is the fashionable hotel, Babington House. The village is equidistance to historic and vibrant Bath and fashionable Frome, both accessed by a regular bus service.

ADDITIONAL INFORMATION

Tenure: Freehold

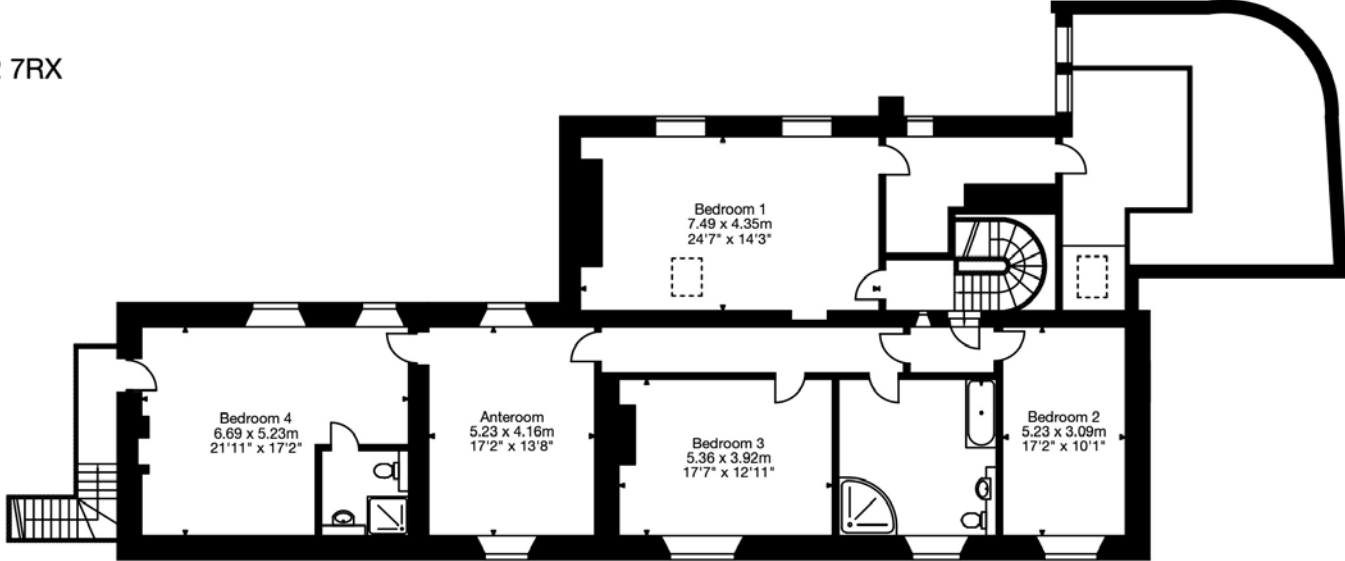
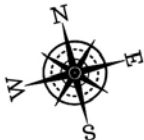
Services: All mains services connected

Council Tax: Band TBC

Planning: Mendip County Council. 2020/2400/FUL



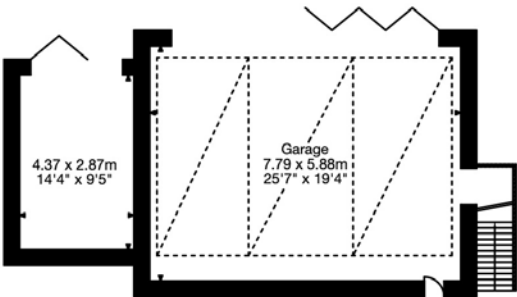
Hungerford Arms, Farleigh Hungerford, Bath BA2 7RX
Gross Internal Area (approx.)
Main House = 562 sq m / 6,049 sq ft
Garage = 103 sq m / 1,108 sq ft
Total Area = 665 sq m / 7,157 sq ft



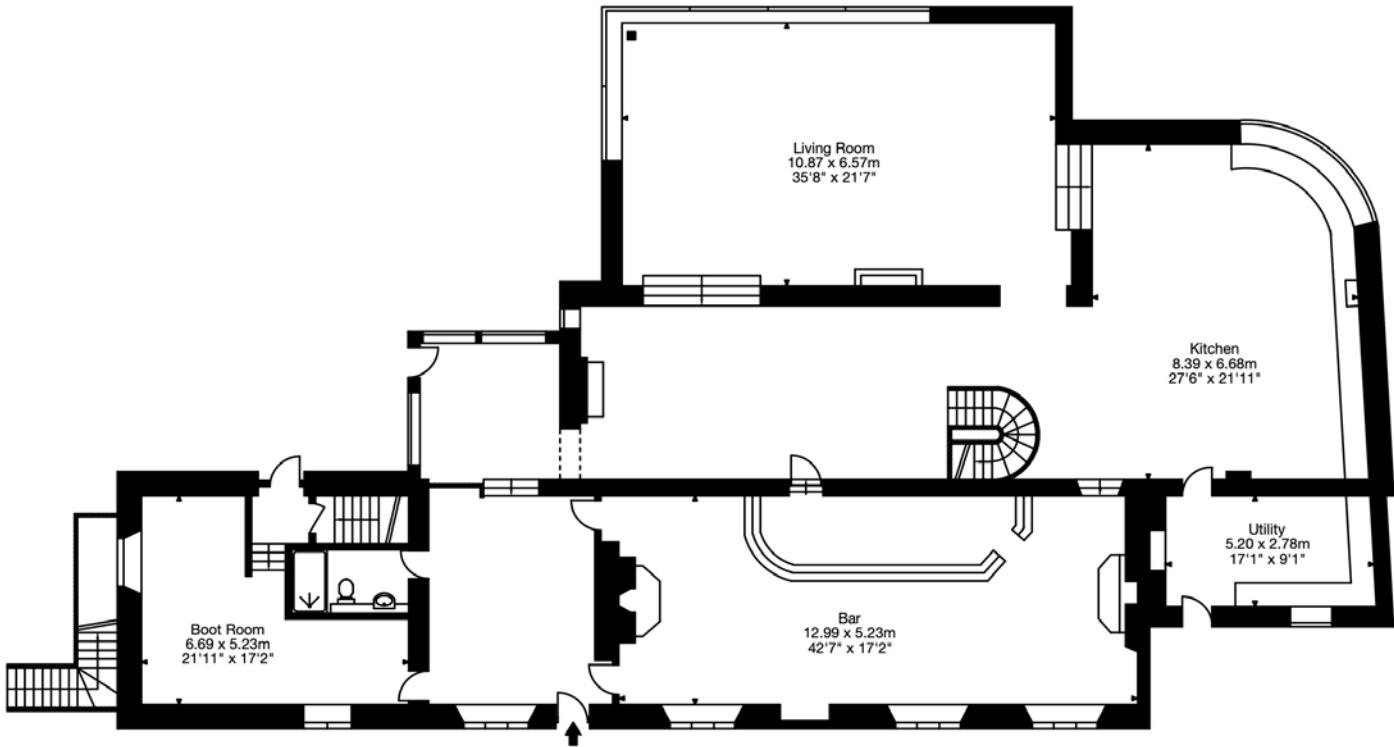
First Floor



Garage First Floor



Garage Ground Floor



Ground Floor



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