



THE OLD HOUSE
Freshford

Carter Jonas

THE OLD HOUSE, THE HILL, FRESHFORD, BATH, SOMERSET, BA2 7WG

AN IMPRESSIVE, SUBSTANTIAL AND ELEGANT GARDEN APARTMENT FORMING PART OF A WONDERFUL GRADE II LISTED PROPERTY OFFERING FLEXIBLE ACCOMMODATION AND INCREDIBLE FAMILY SPACE LOCATED IN A QUIET POSITION IN THE HEART OF FRESHFORD VILLAGE, CLOSE TO BATH.

DESCRIPTION

A simply stunning apartment occupying the ground floor of a beautiful Grade II listed period residence conveniently situated within walking distance of the village train station and pub. The elegant and beautifully presented accommodation retains many of the period features, with panelled walls, sash windows with working shutters and chunky ornate ashlar stone fireplaces. Accommodation is flexible here, and there is space to make another bedroom with study space and en suite should it be required. The lower ground floor is vaulted and could be used as a family room or a cinema room. The principal bedroom is of an excellent size, as is the main living room and could also have flexible use. Externally the property boasts a large, child friendly lawned garden that extends out to the rear and wraps around to the side too. From the front door, a few steps away are the detached tandem garage and parking.

SITUATION

The attractive village of Freshford is situated in the Cotswold Area of Outstanding Natural Beauty which constitutes part of the Bath green belt. The village lies approximately 5 miles due south east of Bath and is ideally situated for access to Bath and Bradford-on-Avon and further afield via the A36/A303. The village offers a lively community and benefits from the community shop and cafe, popular preschool and primary school, a riverside public house. Just a short walk from the property is Freshford station which is on the Bristol, Salisbury and Portsmouth mainline with direct services to Paddington from Bath Spa and to Waterloo from Bradford-on-Avon. The Inn at Freshford is just down the road and is renowned for its varied, local, seasonal menu and excellent beer garden with gorgeous views over the river.



There are excellent schools nearby in both state and private sectors, including Ralph Allen, Monkton Combe, King Edwards, Prior Park College and the Paragon in Bath and St Laurence School in Bradford-on-Avon. Leisure facilities are available nearby at Homewood Park Hotel and Spa, and at Combe Grove Manor Hotel and Spa. Bath University is within 4 miles and provides world class sports facilities that are used by many Olympians.

ADDITIONAL INFORMATION

Tenure: Leasehold

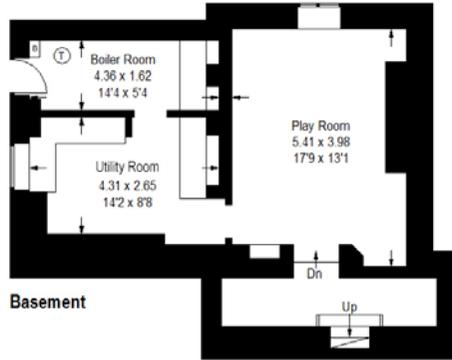
Services: Mains water, electricity and drainage

Viewing: Strictly by appointment with Carter Jonas

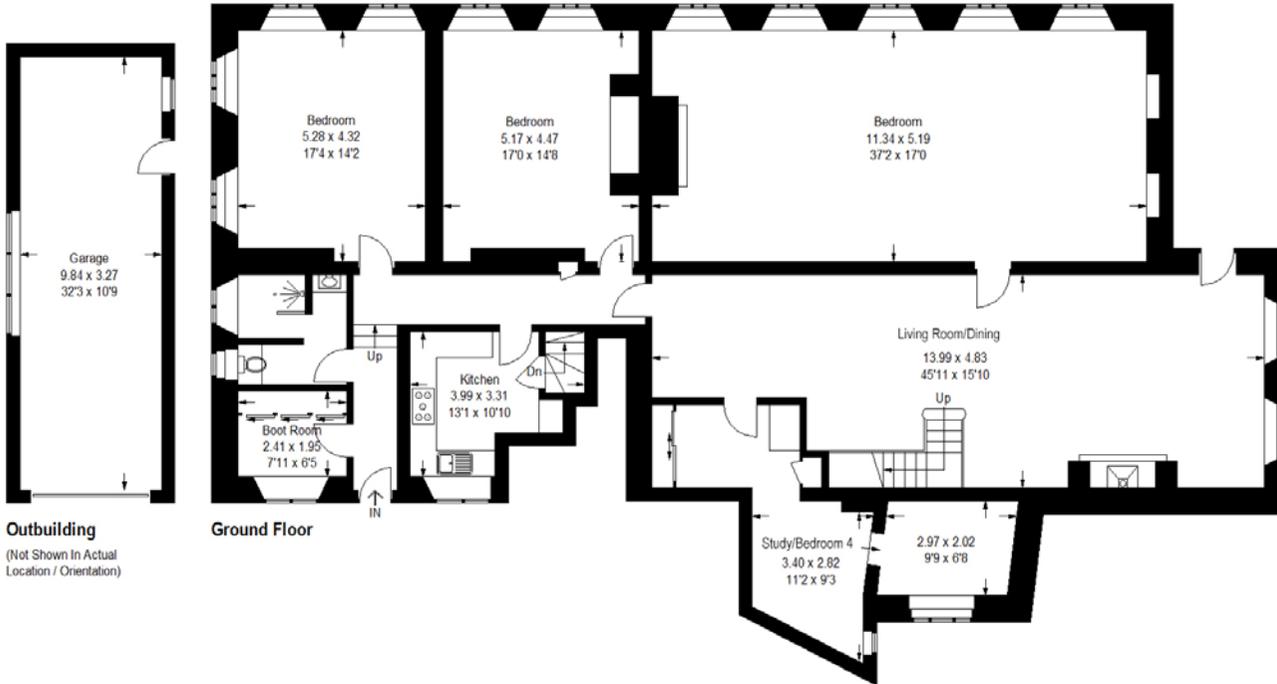
Directions: Leave Bath along the A36 Warminster Road proceeding over the viaduct at the bottom of Brassknocker Hill. Continue up the hill through the woods and past the Rose and Crown public house on your left. At the top of the hill turn left for Freshford into Church Lane. Proceed down the hill onto New Road passing the primary school on your right and up to a sharp left hand corner, along and then bearing right down The Hill and the property can be found towards the lower section of The Hill on the left hand side.



Approximate Gross Internal Area = 288.2 sq m / 3102 sq ft
 Outbuilding = 32.5 sq m / 350 sq ft
 Total = 320.7 sq m / 3452 sq ft



Basement



Outbuilding
 (Not Shown In Actual
 Location / Orientation)

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansJSketch.com © 2022 (ID855812)



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