

CONKWELL GRANGE



CONKWELL | BATH





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CONKWELL | LIMPLEY STOKE | BATH | BA27FD

Bradford-on-Avon 3 miles | Bath 5 miles (London Paddington 75 minutes) | Bristol 16 miles | M4 (J18) 15 miles
(All distances and times are approximate)

‘A wonderful and private Grade II listed country house close to Bath with extensive land and cottages offering an income’

Ground Floor: Entrance Hall | Reception hall | Drawing room | Dining room | Library | Family room
Kitchen/Breakfast room | Utility room | Boot room | Wine Cellar | Store

First Floor: Master bedroom suite with dressing room and en suite bathroom | Two guest suites with en suite bathrooms
Further bedroom with en suite bathroom | Cinema room | Kitchen

Second Floor: Three bedrooms | Three bathrooms | Study/Bedroom | Store

Outside: Formal gardens | Kitchen garden | Walled garden | Squash court and gym (planning permission for indoor pool)
Garaging for five cars | Two barns

Ancillary Accommodation: Seven cottages

In all about 125 acres



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Conkwell Grange is situated in an elevated position providing an excellent vista from the main house and commanding views over the surrounding countryside. Despite its privacy and tranquillity the estate is only 5 miles from the historic Spa City of Bath. Bradford-on-Avon is about 3 miles to the east and provides excellent day to day amenities and facilities. The area is renowned for the quality of its private

schooling facilities. Boys, girls and mixed private schools are found at Prior Park College, Stonar, Monkton Combe, The Royal High School for Girls, Kingswood and King Edward's School in Bath. Further afield but within easy reach are Badminton, Downside, Marlborough, Millfield and St Mary's in Calne. Bath University is now ranked in the top ten in the country by the Sunday Times. The City of Bath with its world-famous

Roman Baths and Georgian architecture is a UNESCO World Heritage Site and provides first class shopping, educational and leisure facilities. Bath is a cultural hub in the region and boasts a number of renowned venues including the Theatre Royal, the notable Holburne Museum, the Victoria Art Gallery (recently refurbished and expanded), and the Assembly Rooms amongst many others. It also hosts the annual Bath Festival in

early summer and the popular Mozartfest in the autumn. There are a huge range of sporting opportunities nearby including polo at The Beaufort Club and Cirencester Park, national and international rugby at Bath, Bristol and Gloucester. Horse racing is available at Bath, Cheltenham, Wincanton and Chepstow, fishing and canoeing on the River Avon, River Kennet and the Avon Canal.



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The main house is approached through impressive stone pillars leading into a magnificent mature beech avenue. Surrounded by mature plants, accessed through its own gated drive, the property sits in a private position within immaculately maintained gardens and grounds amongst the pastureland. Grade II Listed and built in 1907 to a design by the renowned country

house architect, Sir Guy Dawber, The Grange enjoys far reaching views towards the Avon Valley and Salisbury Plain. The well proportioned accommodation includes five reception rooms and eight bedrooms (including the study). With many of the rooms enjoying an excellent southerly aspect.















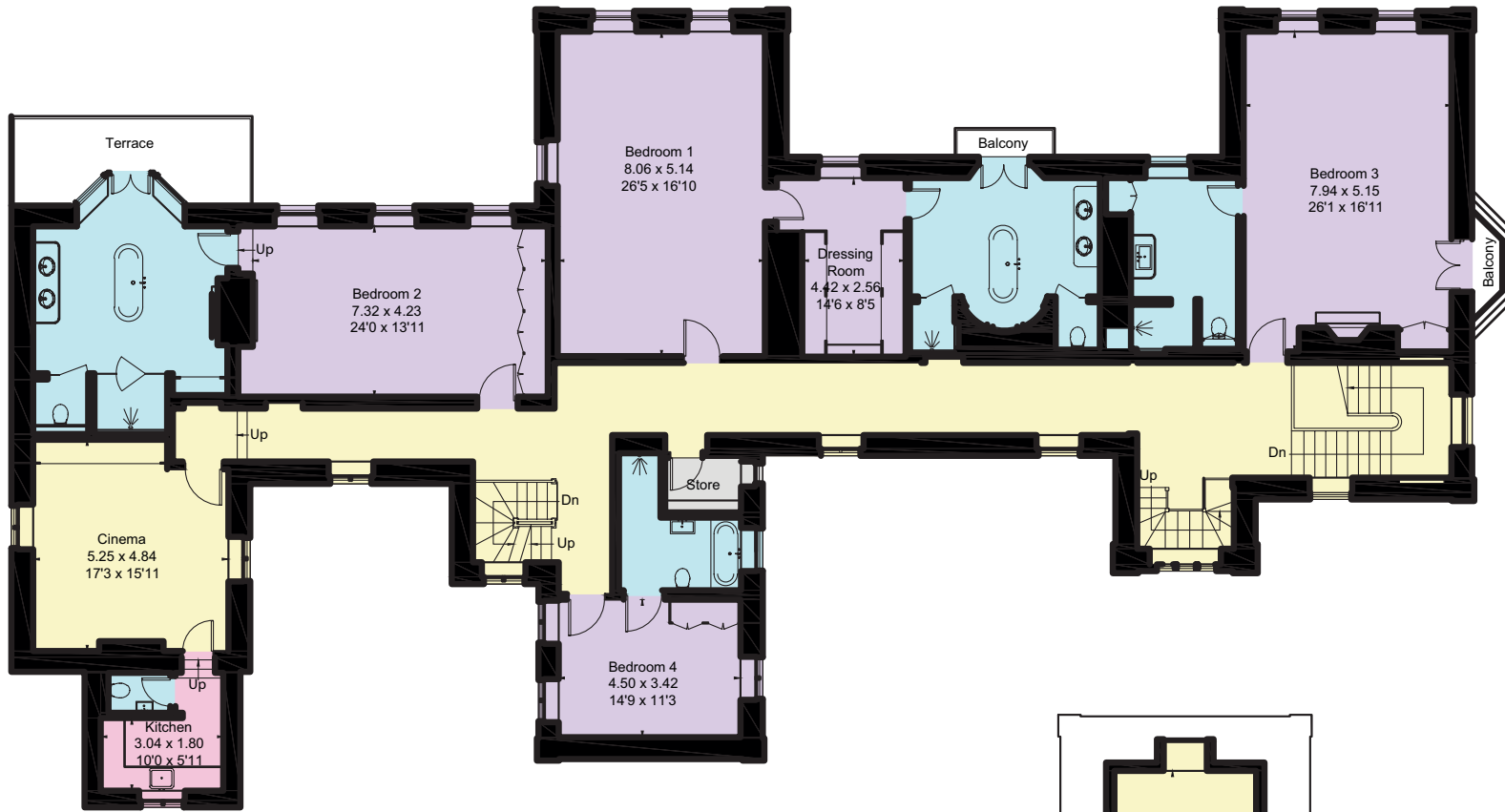






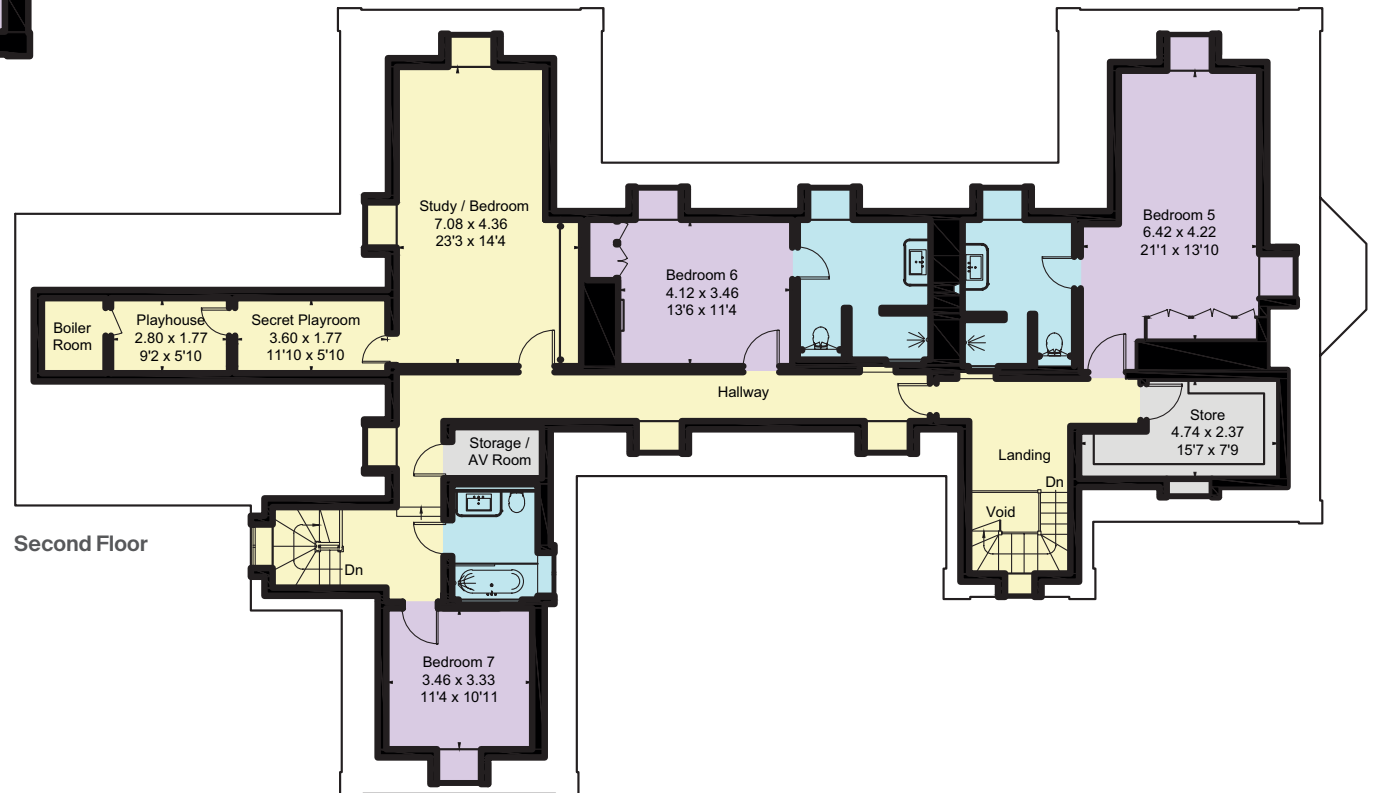
FLOOR PLANS





First Floor

Approximate Gross Internal Floor Area:
 Conkwell Grange - 925.9 sq m / 9,966 sq ft
 Outhouse - 9.3 sq m / 100 sq ft
Total - 935.2 sq m / 10,066 sq ft
For identification only, not to scale.



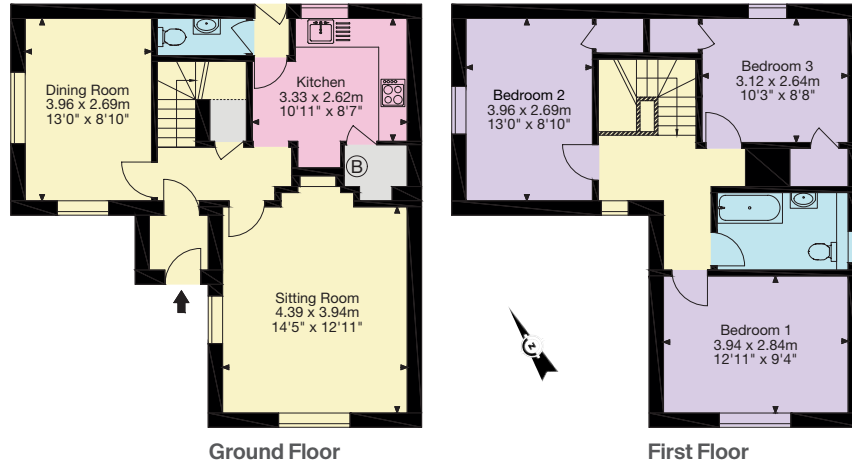
Second Floor

SECONDARY ACCOMMODATION

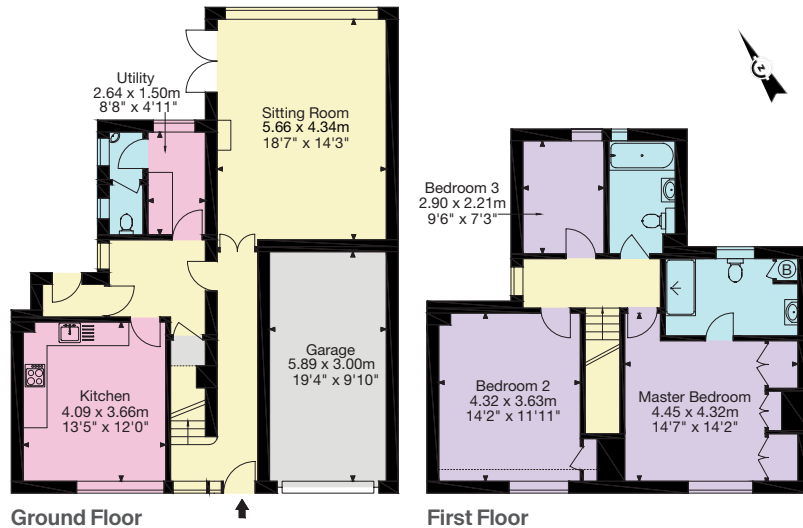
In addition to the Grange there is a substantial amount of additional residential accommodation provided by seven cottages. The cottages are situated in the centre of the estate and are accessible from

the main house whilst maintaining privacy through their own access. A number of the properties are currently either occupied on Assured Shorthold Tenancies (ASTs) or in connection with the Grange.

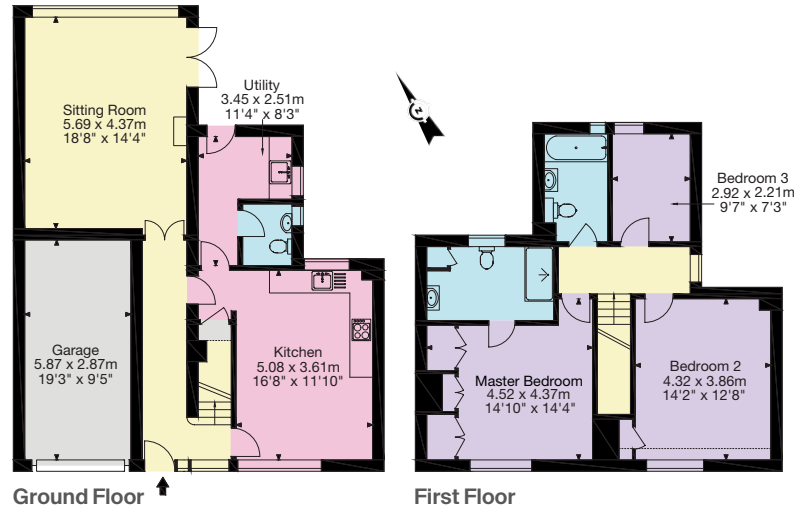
219 CONKWELL GARDENS



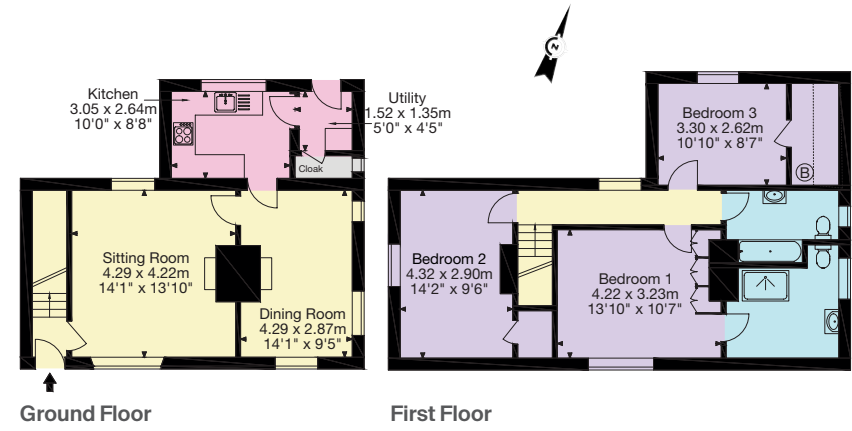
219A CONKWELL GARDENS



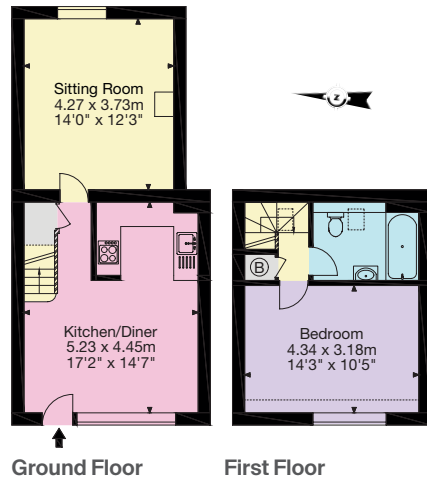
219B CONKWELL GARDENS



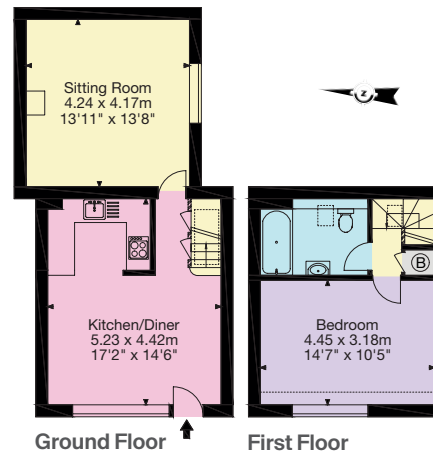
220 CONKWELL GARDENS



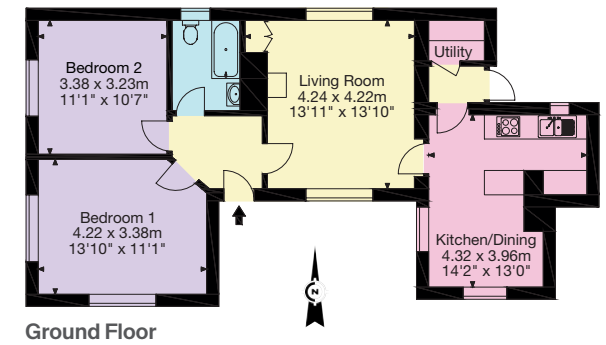
219C CONKWELL GARDENS



219D CONKWELL GARDENS



221 CONKWELL GARDENS







‘The property sits in a private position within immaculately maintained gardens and grounds.’

LAND

The land extends to, in all, 125.37 acres, consisting of a mix of woodland, pasture and gardens. The well drained pasture is divided into good sized paddocks by post and rail fencing and stone walls. The soils are a mixture of Cotswold brash and loam, ideal for stock grazing. The significant

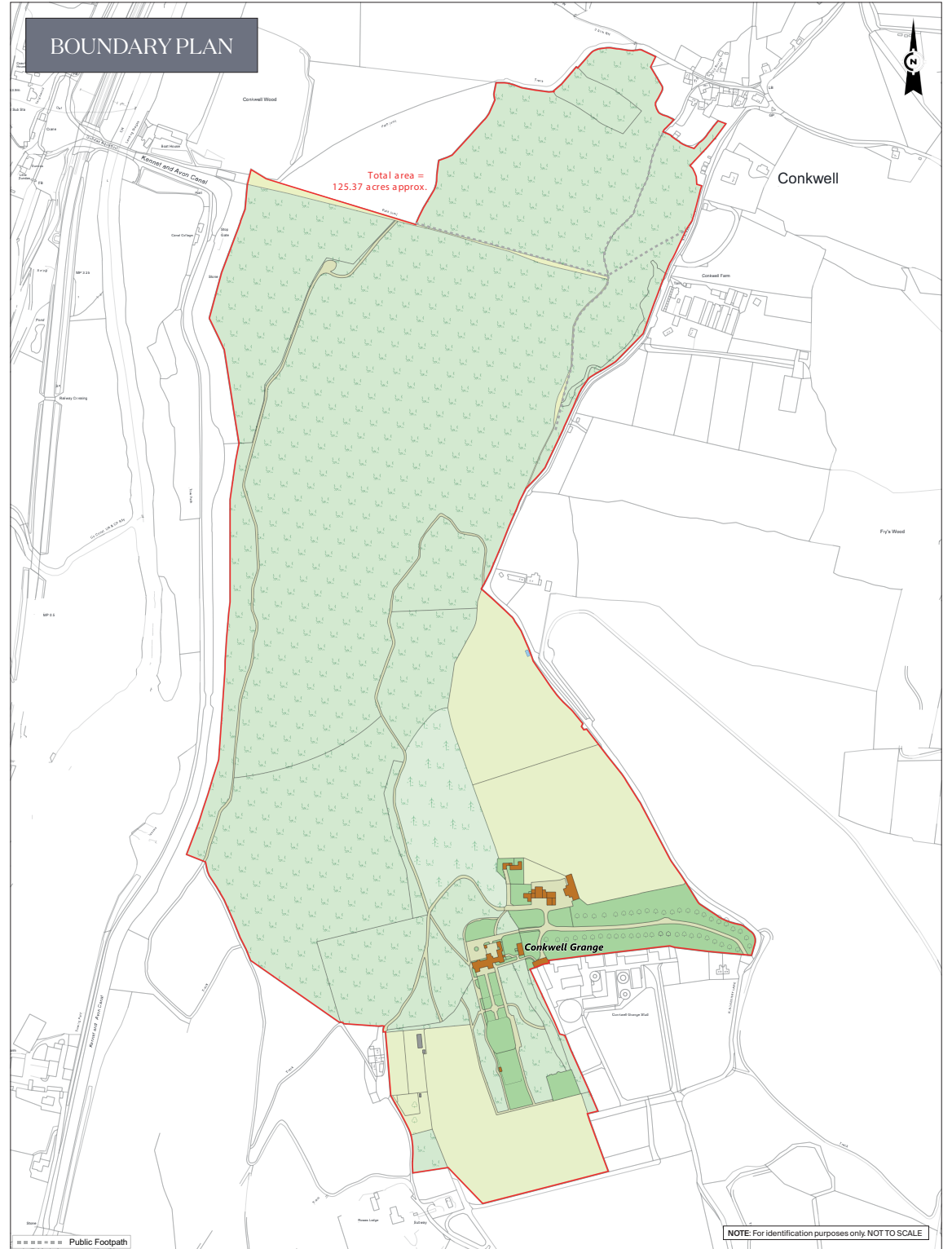
block of woodland has excellent access providing a network of tracks for either walks or hacking and biomass potential. The woodland is actively managed with an ongoing programme of felling, thinning and replanting.











GENERAL REMARKS AND STIPULATIONS

TENURE

The land is offered freehold with vacant possession subject to current leases, tenancies and licences.

SERVICES

Electricity: The Grange, cottages and outbuildings have mains electricity.

Water: The Grange and cottages have mains water, supplied through private rights. The majority of the fields have water troughs supplied by mains.

Drainage: Private septic tank drainage.

Heating: The Grange is LPG, five of the cottages are oil and two are electric boilers.

FIXTURES AND FITTINGS

All items known as fixtures and fittings are including in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

LOCAL AUTHORITY

Bath & North East Somerset Council
01225 39 40 41

TIMBER, MINERAL AND SPORTING RIGHTS

The timber, mineral and sporting rights insofar as they are owned are included in the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not.

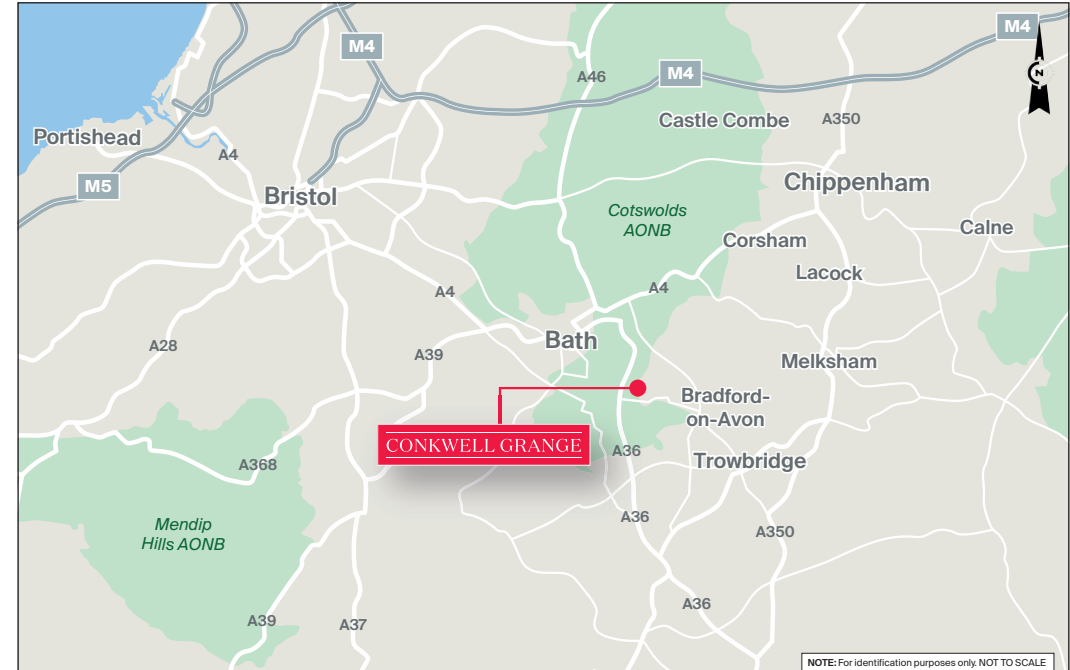
VIEWINGS

Viewings are strictly by appointment through the vendors' agents. Please contact Knight Frank directly.

DIRECTIONS

SatNav BA2 7FD

From M4 (J18), take the A46 towards Bath. Continue on this road straight over the first roundabout (where it crosses the A420). Continue on the A46 and take the next exit signposted Bath A4. At the end of the slip road turn tight taking the third exit towards Bath. Continue for into Bath along the London Road and turn left over Cleveland Bridge (through traffic). Cross over Cleveland Bridge, continue along Bathwick Street and at the traffic lights turn right (A36/A4 West). At the next roundabout continue straight (A36/second exit) towards Bristol and Wells, along Pultney Road South. After passing under the bridge continue further, taking the left slip road signposted Claverton Down/Combe Down, which is St Matthew's Place. At the mini roundabout turn left in Widcombe Hill. Continue right to the top of the hill/end of the road and turn right (Shepton Mallet A37). At the mini roundabout turn left into Brassknocker Hill. Follow this road to the end where it joins the A36. At these lights turn right and immediately left (B3108/Lower Stoke). At Monkton Combe turn left onto the B3108. Proceed under the railway bridge, over the River Avon and up Winsley Hill, then take the second turning left onto Blackberry Road signposted Conkwell. The Estate can be found approximately 600 yards on the left hand side.



Viewing strictly by appointment only. Please contact:

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