



**THE STABLES**  
Farleigh Hungerford

**Carter Jonas**

## THE STABLES, FARLEIGH HUNGERFORD, BATH, BA2 7RW

Entrance hall • Kitchen with island unit • Living room • Four bedrooms (three have en suite) • Family bathroom • Utility room • W.C • Driveway parking • Patio • Level lawn rear garden

### DESCRIPTION

The Stables is a lovely two storey family home on the edge of the Farleigh House Estate, with a southerly aspect. There is a large driveway area in front of the property. The accommodation is laid out with main living space attached to the central stair and adjacent to the kitchen. There is a modern, fitted kitchen with a central island unit that has space for dining and is a great entertaining space. There are then two bedrooms, the larger having an ensuite shower room and there is also a WC next to the fourth bedroom. A full width patio faces south and steps up onto the large level lawn.

### SITUATION

The position is excellent and historic. It is a small and very picturesque village, divided by a humpback bridge over the Frome River, popular for wild swimming. The property neighbours Farleigh House, now the home to Bath Rugby team, where they train and the village is surrounded by beautiful countryside and woodland, excellent for walking and riding. The village also has the 13th century castle, owned by English heritage and the village having evidence of Roman origins.

The larger village of Norton St Philip is only half a mile away, has two pubs and a large shop, and Beckington Farm Shop is a short distance away and M&S food hall and petrol station.

**THE STABLES IS A PRETTY, BEAUTIFULLY LOCATED FOUR-BEDROOM HOME ON THE HISTORIC FARLEIGH ESTATE IN FARLEIGH HUNGERFORD CLOSE TO BATH, IFORD AND BRADFORD ON AVON. TO BE SOLD WITH NO ONWARD CHAIN.**







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

**Planning:** The property is Listed Grade II

**Local Authority:** Somerset Council

**Council Tax:** Band F

**EPC:** Band B

**Viewing:** Strictly by appointment with Carter Jonas

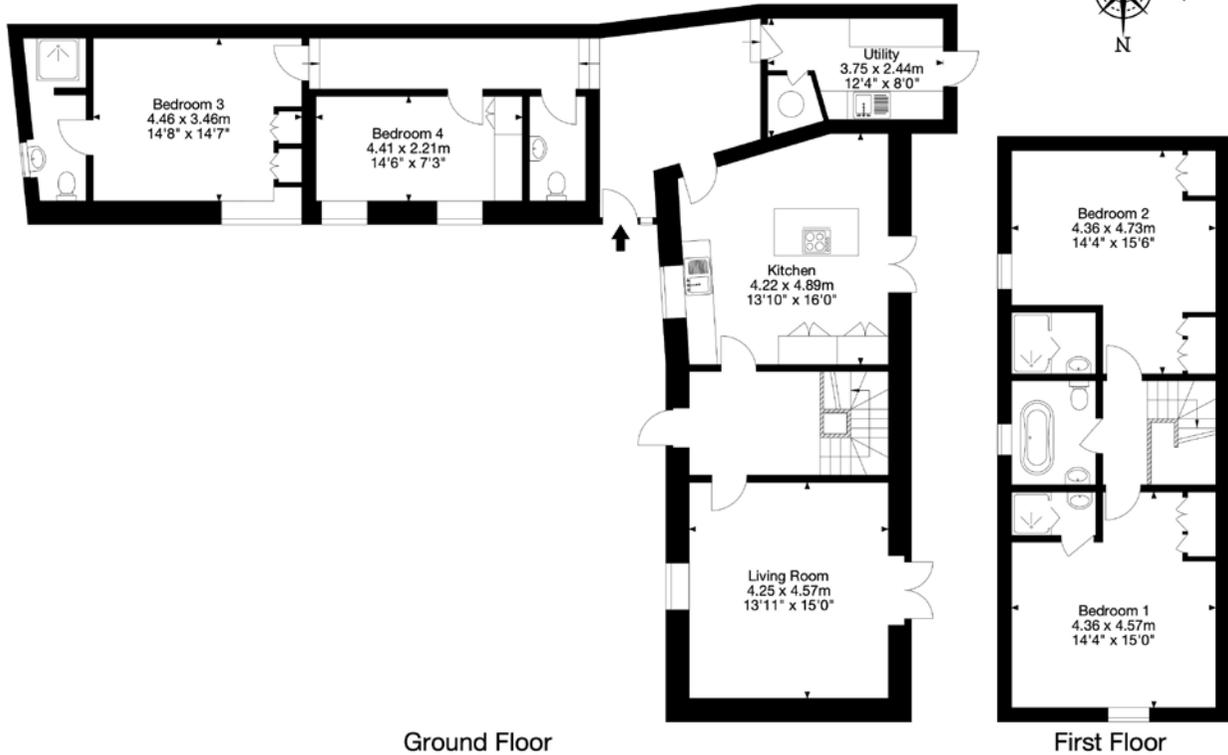
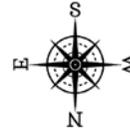




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Gross Internal Area (Approx.)

Main House = 165 sq m / 1,776 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

**Capture.**



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