



KINGWELL HOUSE
Timsbury

Carter Jonas

KINGWELL HOUSE, HAYESWOOD ROAD, TIMSBURY, BATH, SOMERSET, BA2 0HH

**A SUPERB ARTS AND CRAFTS COUNTRY HOUSE SET IN THE MIDDLE OF ITS
MATURE GARDENS WITH LOVELY VIEWS JUST TO THE SOUTH OF BATH.
APPROXIMATELY 2.5 ACRES.**

- Bath 8 miles (London Paddington from 82 minutes)
- Bristol 12 miles
- Bristol Airport 13 miles

Reception porch • Sitting room • Drawing room • Study
• Kitchen/breakfast room • Dining room • Master suite
and further five double bedrooms • Three bath/shower
rooms • Ancillary utility/storage rooms

Cellar • Office/workshop • Garaging • Gated driveway
and parking area • Gardens and grounds of
approximately 2.5 acres

DESCRIPTION

Kingwell House was built in 1920 by a local mining family, designed in the Arts and Crafts style, and has been sensitively restored over recent years, standing in around two and a half acres of level and mature grounds surrounded by specimen trees.

The interior of this house offers well proportioned and flexible accommodation across two floors. The welcoming reception porch leads through a large oak framed door into a sitting room with exposed wood floors and a curved corner window overlooking the rear garden with a window seat. At one end is a study, again overlooking the garden and to the far side the large drawing room with high ceilings and a large tile surround fireplace with a wood burning stove.

There are two bedrooms and a bathroom on the ground floor, creating an excellent guest bedroom suite or to suit a dependant relative.









Beyond the drawing room is a large dining room, leading through to the open plan kitchen/breakfast room with a central island unit, range cooker and window and double doors opening on to the rear garden and terrace, excellent for summer entertaining. Beyond the kitchen is the back hall and a well-appointed utility room.

On the first floor is a lovely principal bedroom with an adjoining dressing room and en suite bathroom. There are three further good-sized bedrooms and two bathrooms on this level, followed by a large study with a woodburning stove, fitted bookcases and opening onto a west facing balcony.

The present owners are keen gardeners and as such the exterior to the property is a huge feature of the property. The original owners planted rare trees including three magnificent ginkgo on the drive. Double gates open to a drive flanked by lime avenues, and generous parking. To the left of the house is a superb level garden originally a lawn tennis court. At the rear of the house is a large terrace accessed from the kitchen, leading onto a large lawn surrounded by trees with lovely views beyond as the rural landscape drops away in southerly aspect. There are numerous further garden areas and glades as the grounds surround the house.

To the front of the house the driveway leads past a large detached home office and workshop to a large double garage beyond the house.

SITUATION

The property stands in a prominent position on the edge of the village of Timsbury some 1.5 miles distant. There are several local shops for day-to-day needs whilst the Georgian Spa city of Bath, about 8 miles north, provides a comprehensive range of shopping, educational and recreational facilities as well as many cultural attractions including the Theatre Royal and the famous Roman Baths.

There is a regular commuter train service running from Bath Spa to London (Paddington) taking approximately 82 minutes, and the M4 motorway (J18) is about 18 miles north providing access to London and the motorway.



The ever more popular Bristol International Airport is 13 miles away. Sporting facilities in the area include racing at Bath, Chepstow, Cheltenham and Wincanton; extensive golfing including courses at Bath, Frome, Wells, Farrington Golf Club at Farrington Gurney, and Bristol; fishing on the rivers Frome and Avon; and walking and riding in the beautiful surrounding countryside. Kingwell House is within the membership area of Babington House and has easy access to many fine independent and state schools in Bath, Bristol and Wells.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Private drainage.

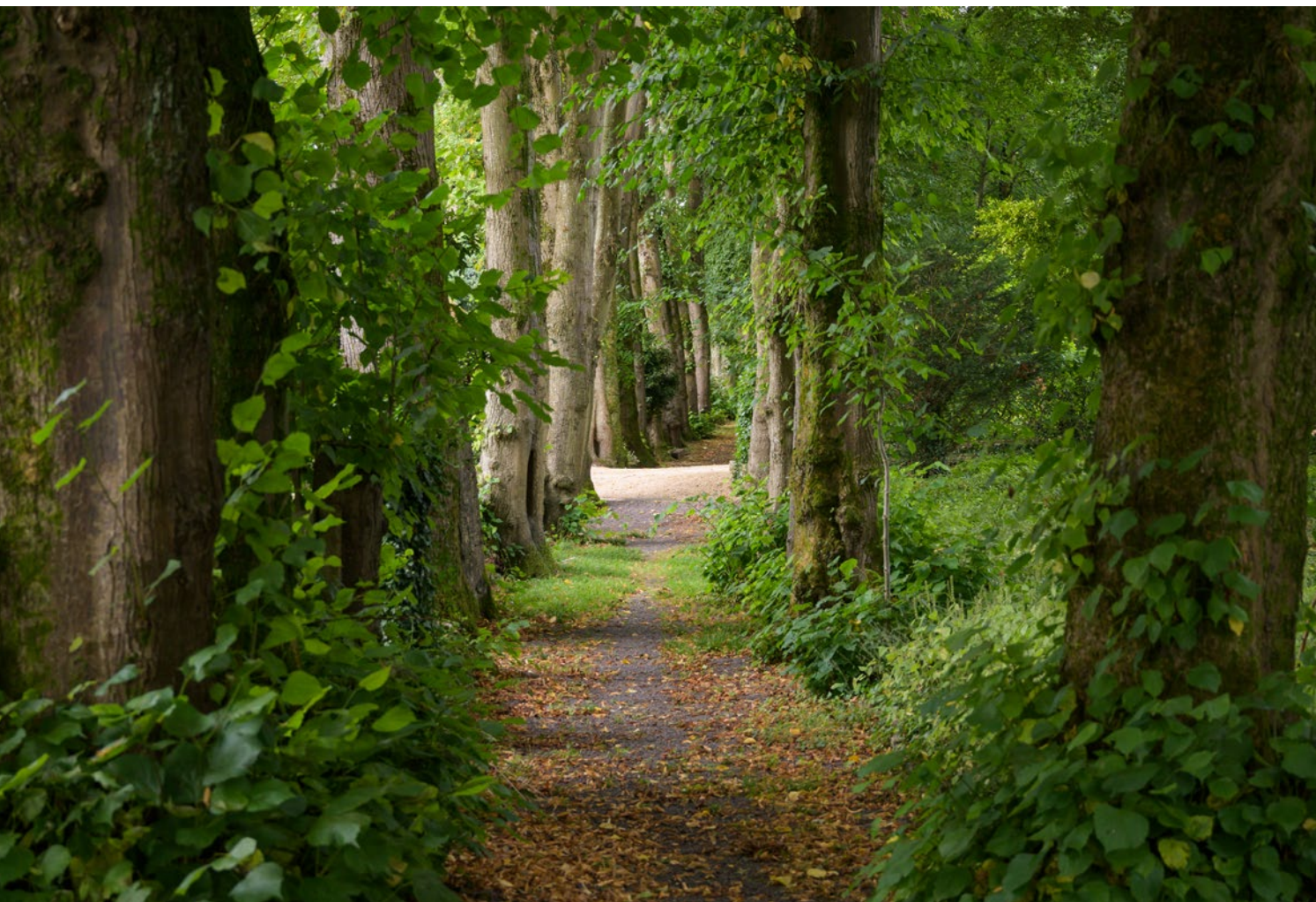
EPC: Band E

Council Tax: Band G

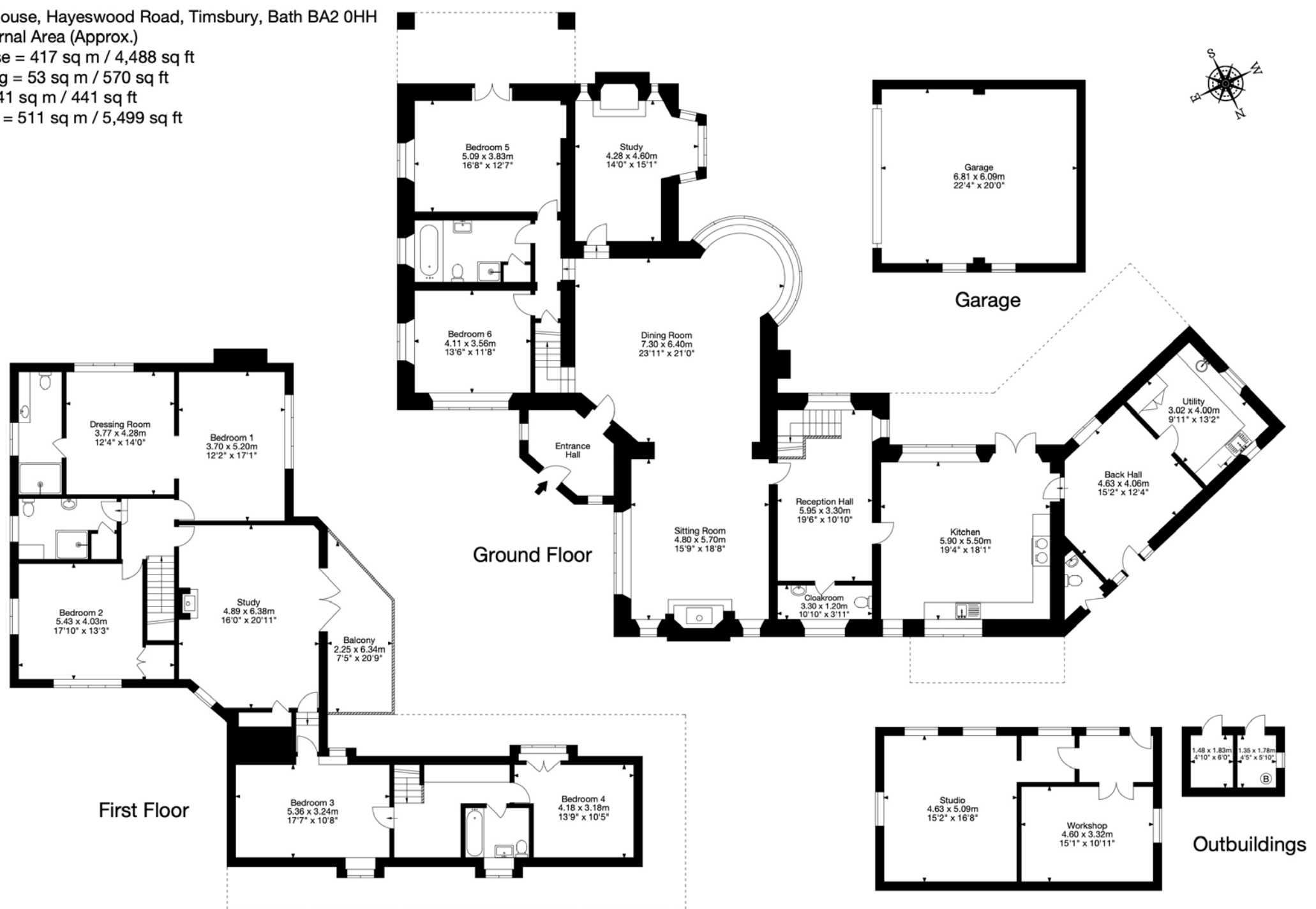
Local Authority: Bath and North East Somerset Council.

Directions: From Bath follow the A4 west and at the roundabout follow the A39 signposted Wells. Drive through Marksbury and Farmborough. Before reaching High Littleton turn left onto the B3115. The entrance to Kingwell House is on the right after a short drive.

Viewing: Strictly by appointment with Carter Jonas.



Kingwell House, Hayeswood Road, Timsbury, Bath BA2 0HH
Gross Internal Area (Approx.)
Main House = 417 sq m / 4,488 sq ft
Outbuilding = 53 sq m / 570 sq ft
Garage = 41 sq m / 441 sq ft
Total Area = 511 sq m / 5,499 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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