



Woolverton House , Bath, BA2 7QS

Guide price £1,700,000





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Woolverton House

Bath, BA2 7QS

- A fine Victorian detached country house
- Convenient Village location well placed for Bath & Frome
- Countryside open views
- Both commercial and residential use
- 2 acres of gardens and grounds
- Chain Free

An impressive country house hotel with residential planning permission, set within gardens and grounds with open country views.

Description

The House is a beautiful example of a substantial former rectory that dates back to the mid 1860s. Designed in the Gothic Revival style, the property is currently trading as a boutique hotel with 11 bedrooms and 11 en suite bathrooms, set in gardens and grounds of about 2.4 acres. There is also a full-size petanque piste for boules enthusiasts and a brook and a pond at the bottom of the garden where the water comes from a nearby spring where the monks reputedly brewed their beer hundreds of years ago.

This stunning detached Victorian property has a grand reception hall, which opens out into the large dining room with its impressive fireplaces and views of the open countryside. There is a formal drawing room and a conservatory, complete with a bar and extensive views over the gardens. On a more practical level there is a commercial kitchen and utility space, as well as a guest cloakroom and laundry area. There is also access to a traditional wine cellar. The bedrooms are arranged over the ground, first and second floors and all have a view, as well as an en suite bath or shower room. The property retains many of its period features with exposed wooden floors, stone mullion windows, wooden panelling, impressive fireplaces and cornicing.

Outside

The property is set in gardens and grounds that approach 2.4 acres and enjoys open views to the rear over neighbouring fields and farmland in the direction of Rode. The property is accessed via tall stone and iron gates, onto a gravel turning circle and driveway, which leads to a car park.

There are gardens to the front, side and rear, which are laid predominantly to lawn. There are a number of specimen trees and a pretty ornamental pond. Also in the garden is an attractive garden lodge and a number of private seating areas.







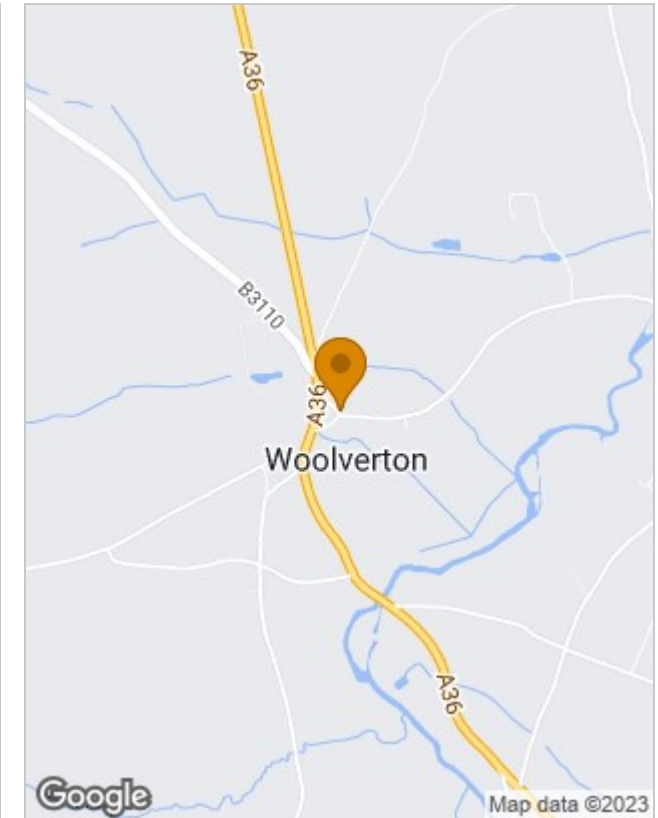
Floor Plans

Approximate Area = 765.2 sq m / 8237 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Cellar = 24.5 sq m / 264 sq ft
 Total = 818.3 sq m / 8809 sq ft (Excluding Voids)
 Including Limited Use Area (27.4 sq m / 295 sq ft)
 For identification only. Not to scale.

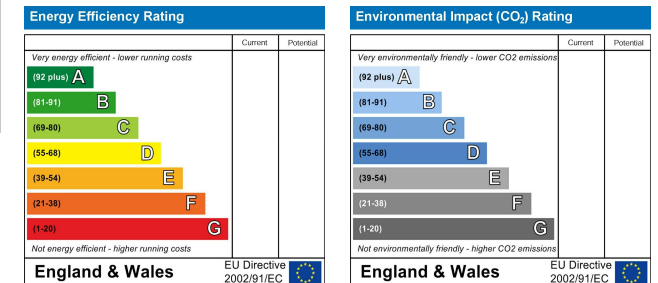


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 247943

Location Map



Energy Performance Graph



Viewing

Please contact our Rivendell Estates Office on 01373 488 688 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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