

THE HERMITAGE

SHARPSTONE • FRESHFORD • BATH



savills



House as seen from the road



THE HERMITAGE

SHARPSTONE • FRESHFORD • BATH • BA2 7UA

A fascinating and beautifully appointed
14th Century home with superb coach house
and summer house, enjoying breathtaking views

Reception Hall • Sitting Room • Dining Room • Kitchen/Breakfast Room
Utility Room • Shower Room • Inner Hall

Magnificent First Floor Drawing Room

Principal Bedroom • Dressing Room • Bathroom
4 Further Bedrooms • Bathroom (separate WC)

Coach House providing Double Garage and two-storey Annexe including:
Sitting Room • Kitchen • Bedroom with En Suite Bathroom

Summer House • Stunning gardens and terraces • Ample Parking Space

About 0.7 acres



SAVILLS BATH

Edgar House, 17 George Street, Bath, BA1 2EN

Tel: +44 (0) 1225 474 500

bath@savills.com

savills.co.uk

Your attention is drawn to the Important Notice on the last page of the text



Hall

SITUATION

The Hermitage is situated in a fine elevated position and enjoys far reaching views to the south and east towards the Marlborough Downs and the White Horse at Westbury. Sharpstone, which has a number of attractive stone built houses and cottages, is part of the sought after village of Freshford which has a pub, community shop/annexe cafe and post office, and a primary school. The local railway station is within 0.6 miles with connection to Bradford on Avon and the Georgian city of Bath with its variety of cultural, leisure and retail facilities.

The M4 motorway at junction 18 is 16 miles north. Bath Spa station has frequent connections to London Paddington (journey time from 75 minutes).

DESCRIPTION

The Hermitage is a fascinating house built in the 14th century with later additions of random stone elevations with leaded light stone mullioned windows and a stone tiled roof. The property is listed Grade II as being of architectural or historical interest.

The accommodation, which is arranged on three floors, is superbly appointed with high quality fitted bathrooms and an oak kitchen. It retains many period features including stone staircases, exposed beams, open fireplaces and panelled doors. Of particular interest is a magnificent first floor drawing room which was designed by William Bertram. It enjoys a high vaulted ceiling, tall windows and stunning views. This room is very suitable as a place to work from home.



Dining Room





Sitting Room



Kitchen



Office Room



New Hall

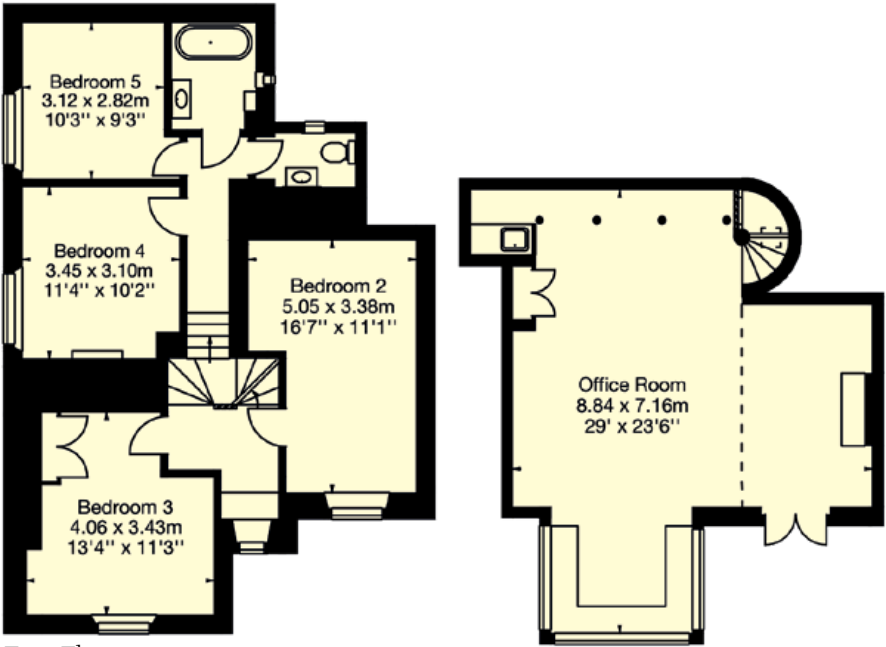


Office Room View



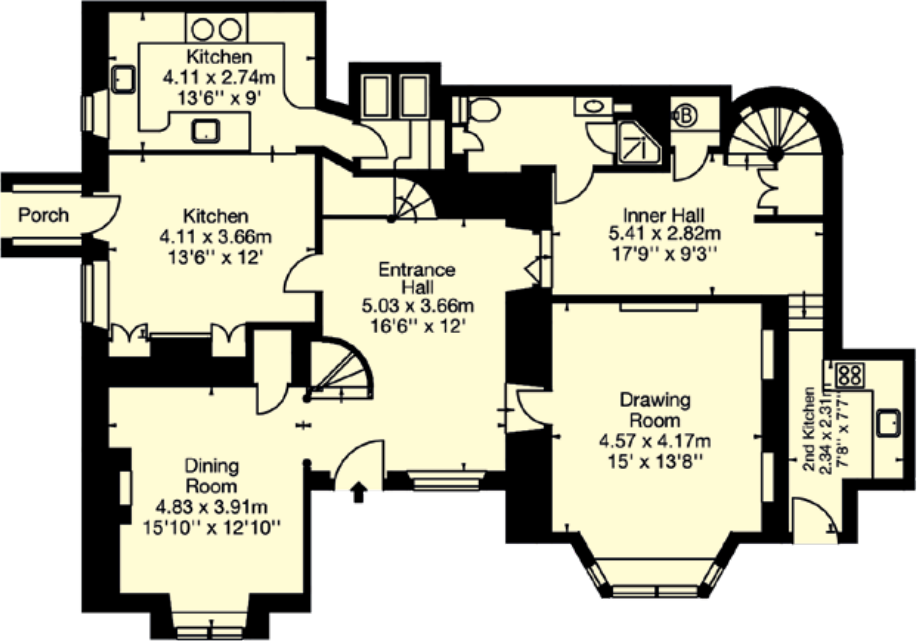
Office Room





First Floor

First Floor



Ground Floor

THE HERMITAGE

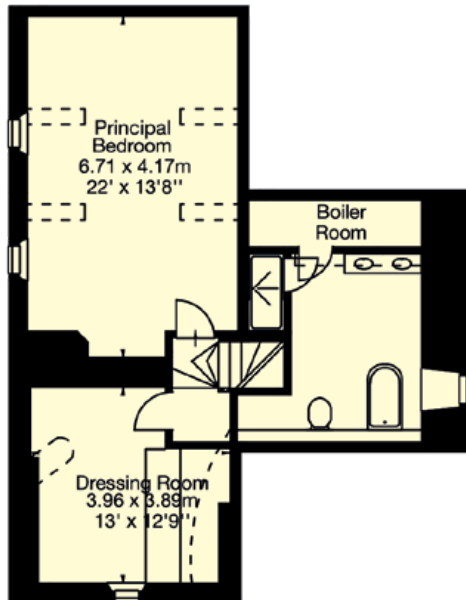
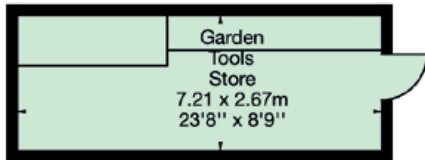
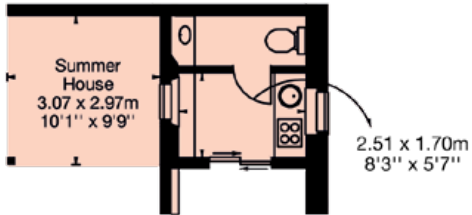
Approximate Gross Internal Area:

Main House: 3491 sq ft / 324 sq m

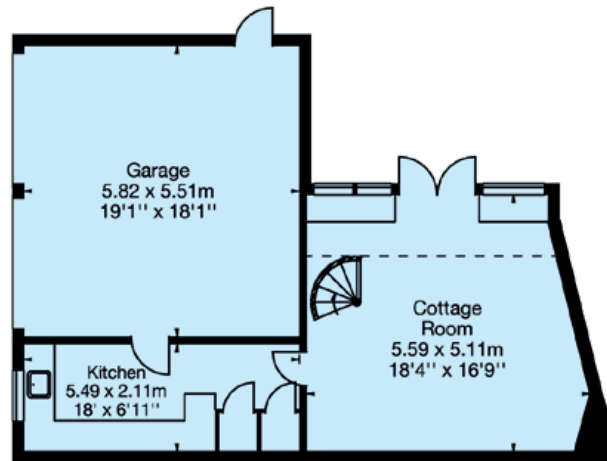
Coach House: 1249 sq ft / 116 sq m (Including Garage)

Summer House: 393 sq ft / 36 sq m

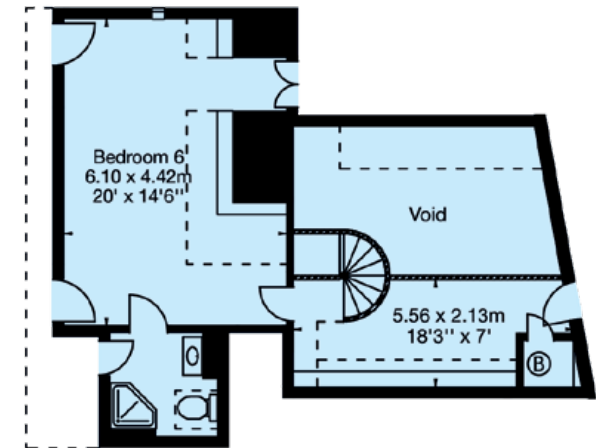
For identification only. Not to scale.



Second Floor



Ground Floor



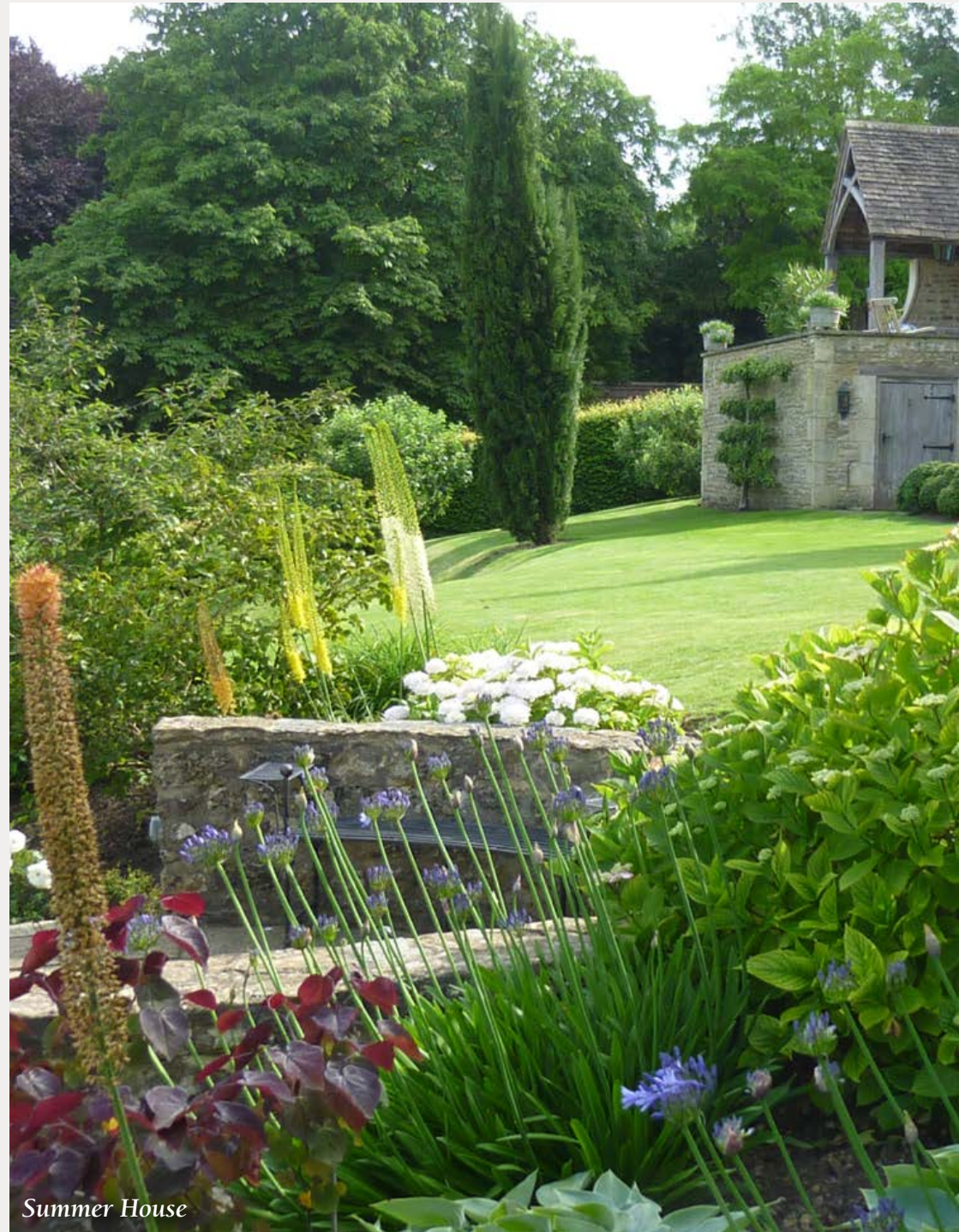
First Floor



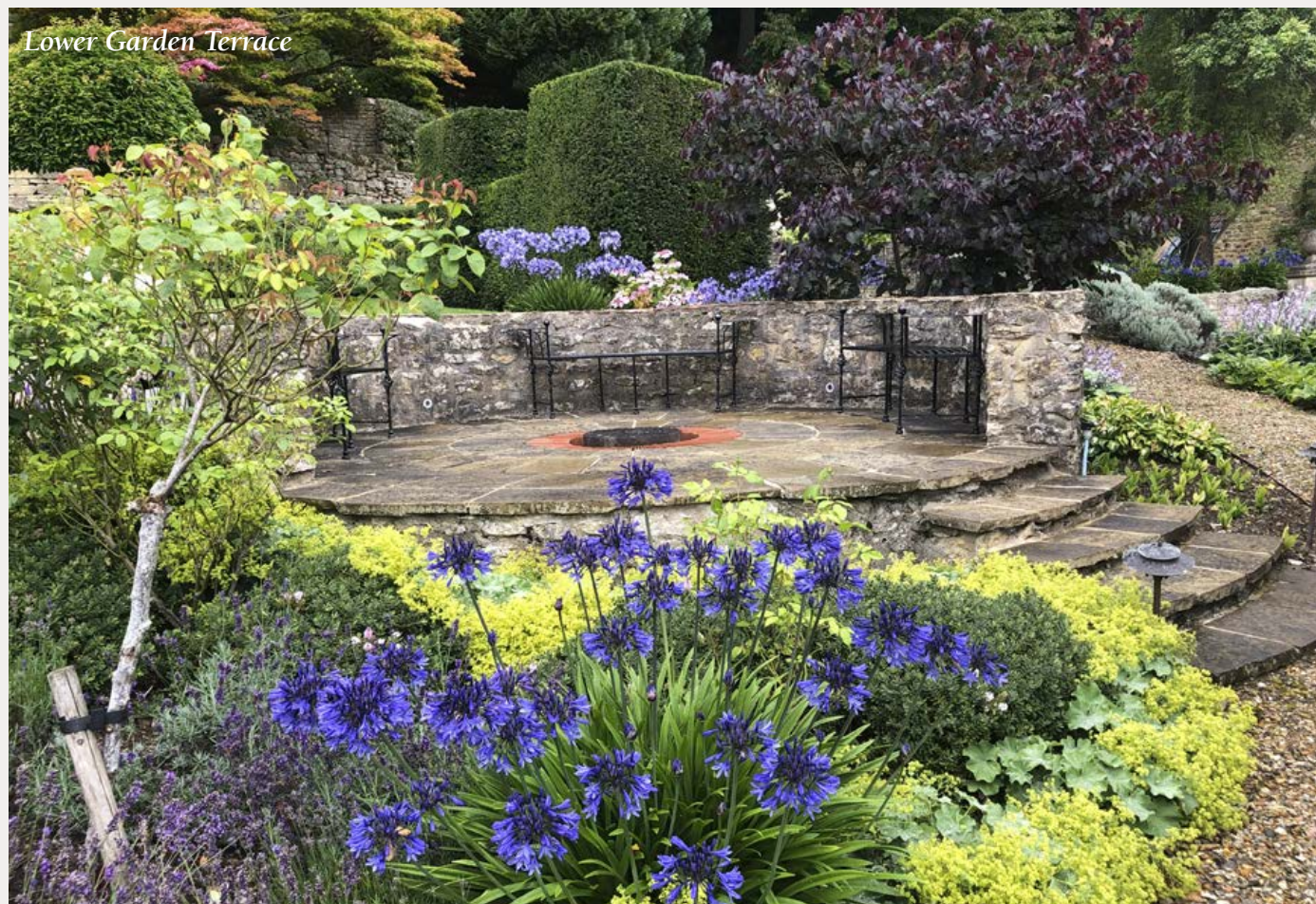
Exterior Coach House



Interior Coach House



Summer House



OUTSIDE

The Hermitage is approached via a stone pillared entrance and there is an extensive parking area. A superb Coach House has been converted to provide garaging and excellent ancillary accommodation over two floors.

The gardens are stunning and arranged as a series of terraces. Mainly laid to lawn with an extensive and varied planting which provides an abundance of colour.

There are a series of stone retaining walls at different levels accessed by paths, each level containing a variety of attractive shrubs and flowers. From most parts of the garden, stunning views can be enjoyed to the south and east.



Kitchen Terrace



GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold

Services

All mains services are connected, including gas central heating and superfast broadband connectivity.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Bath & North East Somerset Council

Tel: 01225 477000

www.bathnes.gov.uk

Postcode

BA2 7UA

Directions

From Bath travel south on the A36 (Warminster Road), past Claverton and on towards Monkton Combe. Continue straight across the traffic lights over the viaduct and travel up Stoke Hill. At the top of Stoke Hill turn left into Church Lane signposted Freshford. Enter the village and upon passing the school, turn right signposted Sharpstone. Continue along this lane and fork left by the war memorial. The Hermitage is found after several hundred yards on the right hand side.

Viewings

Strictly by appointment with Savills.

Agent's note

The photographs were taken between August 2015 and August 2020.

IMPORTANT NOTICE:

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20.08.28.CC. Capture Property. 01225 667287.



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