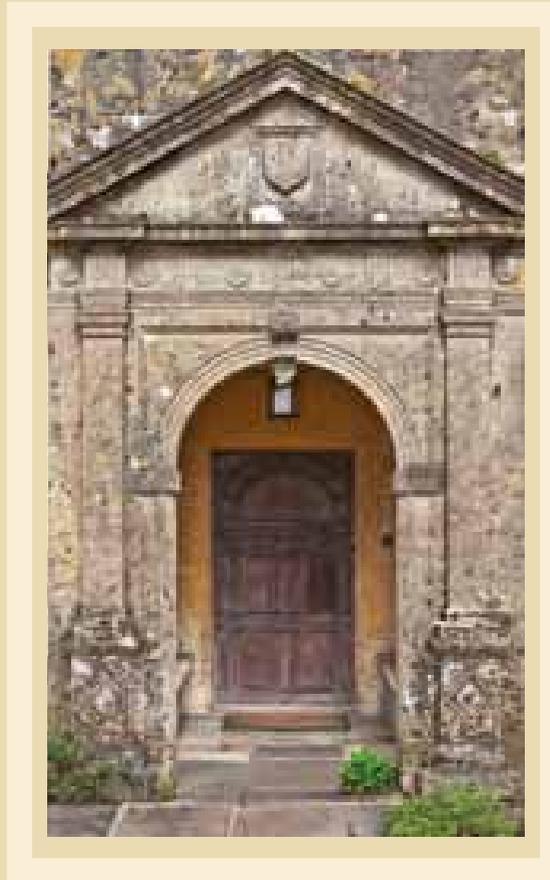


COLD ASHTON MANOR

COLD ASHTON • GLOUCESTERSHIRE



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Bath 6 miles • M4 (J18) 5 miles • Chippenham 13 miles • Bristol 15 miles
(All times and distances are approximate)

*An historic Grade I listed Cotswold Manor House
with unparalleled views, extensive ancillary accommodation
and excellent communication links.*

Cold Ashton Manor

Ground floor: Entrance hall • Drawing room • Sitting room • Dining room
Study • Kitchen/breakfast room • Pantry • Larder • Utility room • Cloakroom
Rear hall • Playroom

First floor: Master bedroom with en-suite bathroom and dressing room
2 further bedrooms • Bathroom

Second floor: 4 bedrooms • Bathroom • Shower room • Linen cupboards

First floor staff flat: Kitchen • Living room • 2 bedrooms • Bathroom

Court House

Kitchen / breakfast room • Living room • Sitting room • Utility room • Boot room • WC
3 bedrooms • 2 bathrooms

Outbuildings

Traditional barn • Estate office • Stores • Triple garage • Stables • Pool house complex

Gardens and grounds

Mature formal gardens and grounds • Productive kitchen garden
Outdoor heated swimming pool

In all about 3.3 acres (1.34 hectares)

Lot 2 - Paddocks extending to about 20.1 acres

A further 312 acres are available through separate negotiation

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 and amenities

Cold Ashton Manor is the preeminent house in the historical village of Cold Ashton, located on the southern edge of the Cotswolds and about 6 miles north of the City of Bath. The Manor occupies a central position in this attractive village, with far reaching views to the south over St Catherine's Valley, a renowned area of great natural beauty. Cold Ashton is also a Conservation Area.



Cold Ashton is 3 miles from the village shops of Marshfield and only 6 miles from the City of Bath with its world famous Roman baths and first class shopping and leisure facilities. There are a wide variety of restaurants in Bath, many with excellent reviews. Bath is a cultural hub in the region and boasts a number of renowned venues including the Royal Crescent Hotel, Theatre Royal, the notable Holbourne Museum and art gallery 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 number of highly respected schools in the area, including Prior Park, Monkton Combe, King Edward's, The Royal High School for Kingswood. Other notable schools nearby include Millfield at Street, St Mary's at Calne, Badminton and Clifton College at Bristol. Cheltenham and Marlborough are also within one hour's drive. Bath also has two excellent universities.



Communication links are excellent with the M4 motorway (Junction 18) being about 4 miles to the north, providing easy access to London, Bristol, the South West and the Midlands via the M5 motorway and the wider national motorway network.



The main railway line runs east to London Paddington and can be taken from Chippenham (from 75 minutes) or Bath Spa (from 90 minutes). Bristol Parkway (14 miles) provides further services north and west.



Bristol Airport is 18 miles away, providing regular international and domestic flights.



There is racing at Bath, Newbury, Salisbury and Cheltenham is internationally renowned. Bath Rugby competes in the Premiership and Gloucestershire are one of the 18 major county cricket clubs and play in Bristol. Excellent golf courses can be found at The Players Club, Dodington, The Manor House and Castle Combe. The Beaufort Polo Club at Westonbirt is 16 miles to the north and hunting is locally with the Beaufort Hunt. Lucknum Park Country Club is about 10 miles away.

History

The manor of Cold Ashton belonged to Bath Abbey until the Dissolution of the Monasteries in the early 16th century. It was subsequently bought by William Pepwell, Mayor of Bristol in 1564.

His widow Elizabeth Pepwell built the house between 1597 and 1601. On her death, it was sold to John Gunning who's son Robert, also a Mayor of Bristol, built the elaborate stone gateway after the Restoration of the Monarchy in 1660.

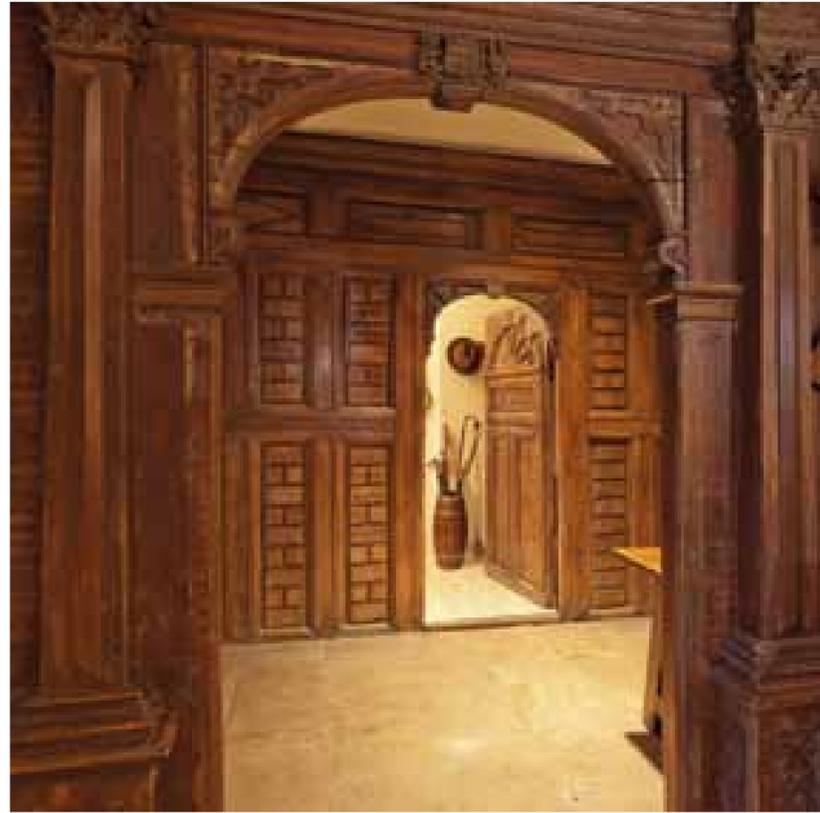
Sir Robert was succeeded by the Langton family, later Gore-Langtons, who became Earls Temple of Stowe and resided at Newton Park outside Bath. In 1923, the house was acquired by Colonel Reggie Cooper who restored the house to its former glory. He also undertook the restoration of other significant country houses including Cothay in Somerset and Julians in Hertfordshire. However, Cold Ashton was Cooper's first and perhaps most successful restoration.

The house is as impressive internally as it is outside. Henry Avray Tipping was *Country Life's* Architectural Editor for 17 years from 1907 and describes the hall screen as "the chief jewel of this gem-like house" with a richly carved, elaborate panelled passage. It has been well preserved and lies at the heart of the house.

Cold Ashton Manor and the garden walls and gateways south of the house are Grade I listed, being of exceptional architectural and historic interest. The Court House and some other elements of the property including the barn and some of the garden walls and gateways north of the house are listed as Grade II, being of special interest.

Christopher Hussey summarised Cold Ashton in *Country Life* (December 1934) as "a hill top house, grey gables pricking the sky; a perfectly integrated symmetrical composition". The Manor House is widely regarded as one of the most impressive Jacobean dwellings in the Cotswolds.





Cold Ashton Manor

Cold Ashton Manor is a grand yet manageable house, extending to about 8,990 sq ft, constructed of stone, part-rendered with prominent quoins under a stone slate roof. The Manor is arranged in a classic 'U' plan with two gabled wings around a recessed centre and faces south east, with glorious uninterrupted views over St Catherine's Valley.

The Manor sits back from the village lane with a driveway leading into a traditional stone-built courtyard with a barn, garaging, stabling, stores, home office and farmhouse. The principal parking area lies to the front of the house with access to the front door through an ornate early 17th century stone gateway across the village lane.

There are outstanding historical features throughout the house, typical of a traditional Cotswold manor house including; ovolo mullions, bolection moulding, richly carved doors and screens, ornate architraving, decorative plaster frieze and arched stone fireplaces.

The principal rooms lie either side of the panelled hall, with a large drawing room, sitting room, study and dining room being most prominent. The dining room adjoins the kitchen with an open plan breakfast room. The pantry, larder and utility rooms are ideally located around these rooms with a further cloakroom nearby. The playroom lies off the rear hall, as does the staircase to the staff flat.

The panelled master bedroom suite occupies nearly half of the first floor with an en-suite bathroom and large dressing room / changing area. There are two further bedrooms, both well-appointed with a shared bathroom. The second floor has four bedrooms, a bathroom and a shower room.

Staff Flat

With independent access from the rear hall, the staff flat comprises a living room, kitchen, two bedrooms and a bathroom.

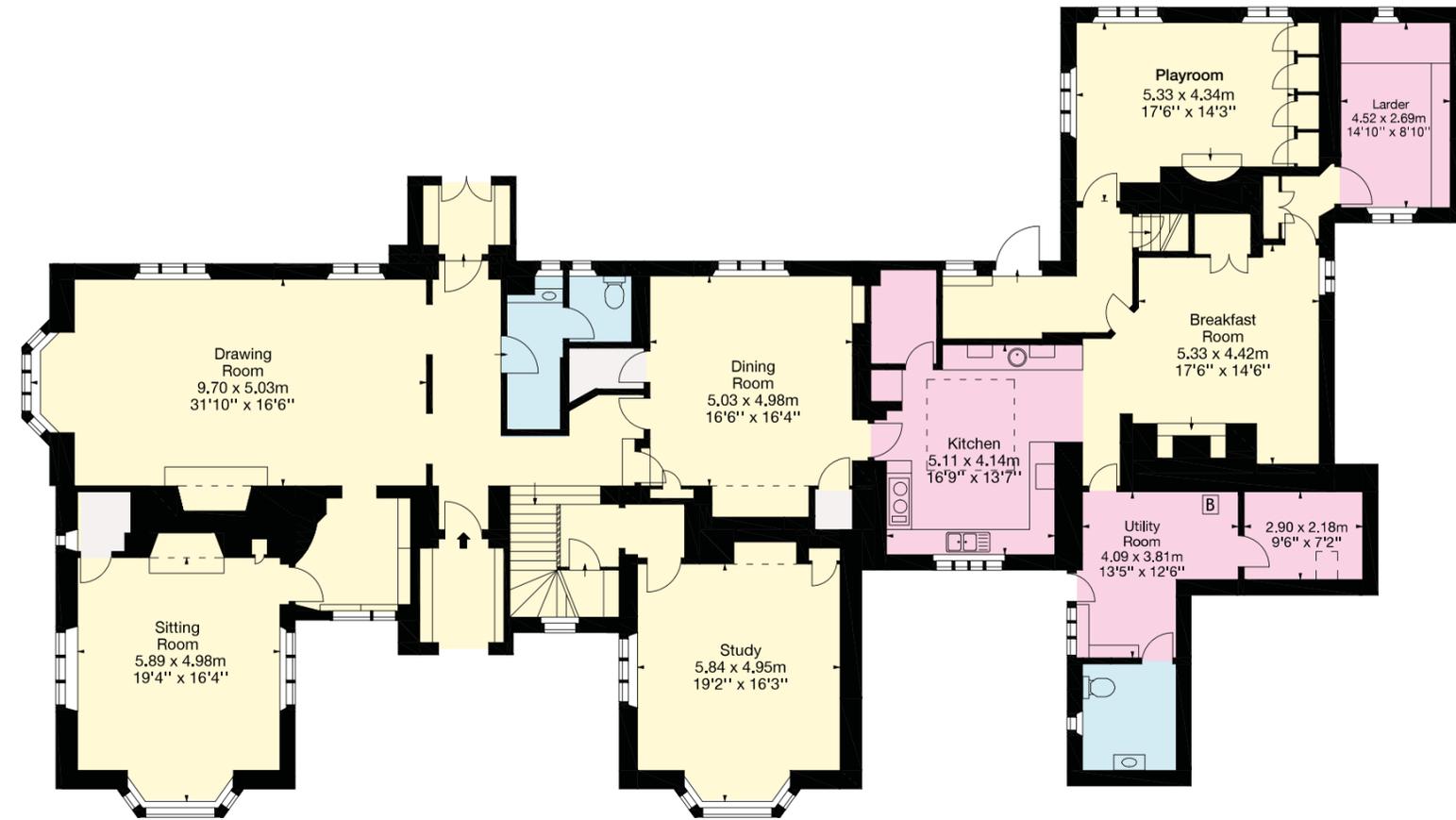


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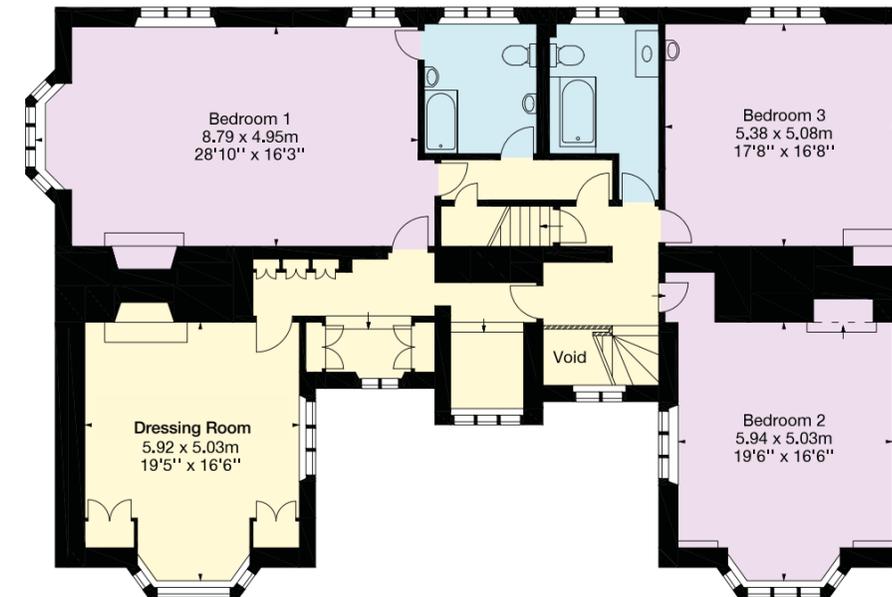
Approximate Gross Internal Floor Area
835 sq.m (8,993 sq.ft)
(Including Cellar)

This plan is for guidance only and must not be relied upon as a statement of fact.
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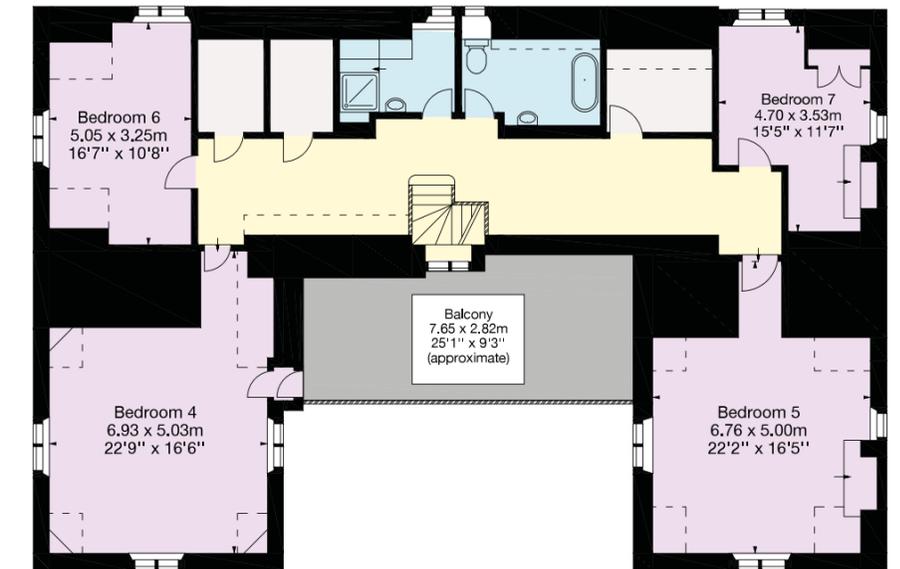
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



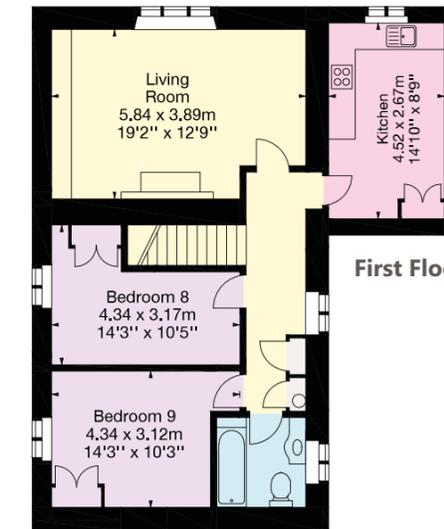
Ground Floor



First Floor



Second Floor



First Floor - Staff Flat

Court House

Situated on the north side of the courtyard, Court House is an attractive Grade II listed farmhouse constructed of stone under a slate roof with 17th century origins. Court House is a substantial secondary dwelling, ideal for dependent relatives, overflow guest accommodation or rental income.

Constructed of stone elevations under a slate roof, the property extends to about 1,600 sq ft and comprises a dining room, sitting room, utility room, kitchen / breakfast room, boot room and WC on the ground floor. On the first floor are three bedrooms and two bathrooms.

Outbuildings

The principal outbuildings surround the courtyard to the west of the Manor House. Adjoining Court House is an estate office with WC and two store rooms.

The Grade II listed barn (59' x 39') is constructed of stone under a slate roof and dates from 1810 with later alterations and additions. The barn also provides four loose boxes with associated stores and tack room. The extensive garaging is predominantly in a detached block with three secure bays and ancillary store rooms.

Beyond the courtyard and to the northwest of the house is the pool house with changing facilities, a shower room, cloakroom and a kitchen. Additionally there are other machinery and garden stores around the property.

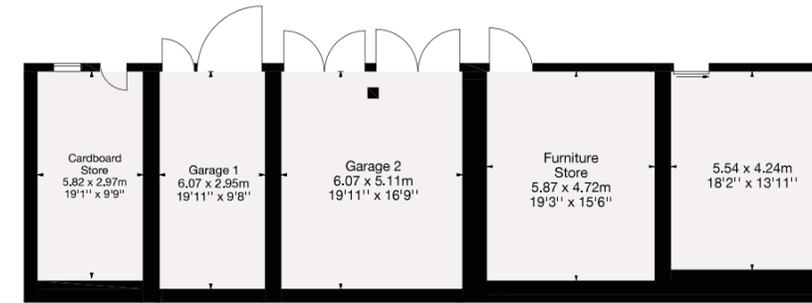


Approximate Gross Internal Floor Area

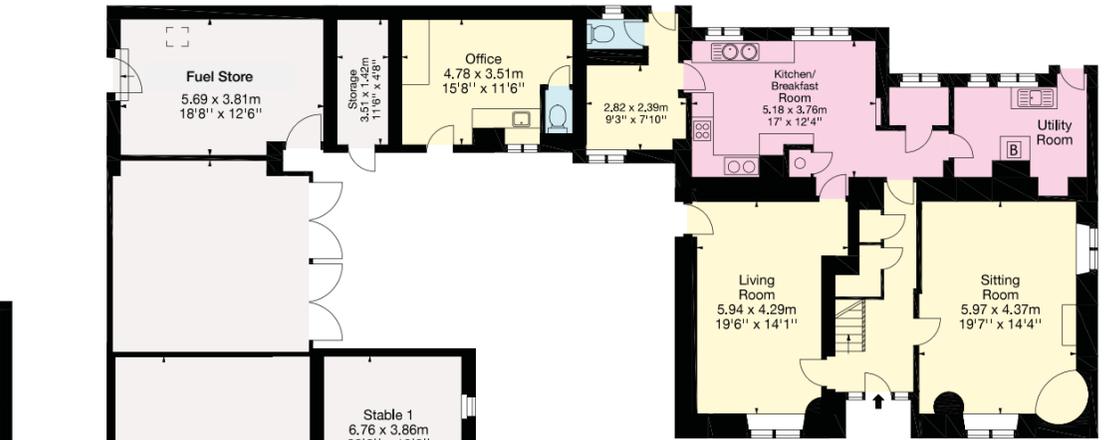
Court House: 150 sq.m (1,619 sq.ft)
Pool House: 105 sq.m (1,133 sq.ft)
Out Buildings: 453 sq.m (4878 sq.ft)
(Including Garage/Barn/Office)

Not shown in correct location or orientation.

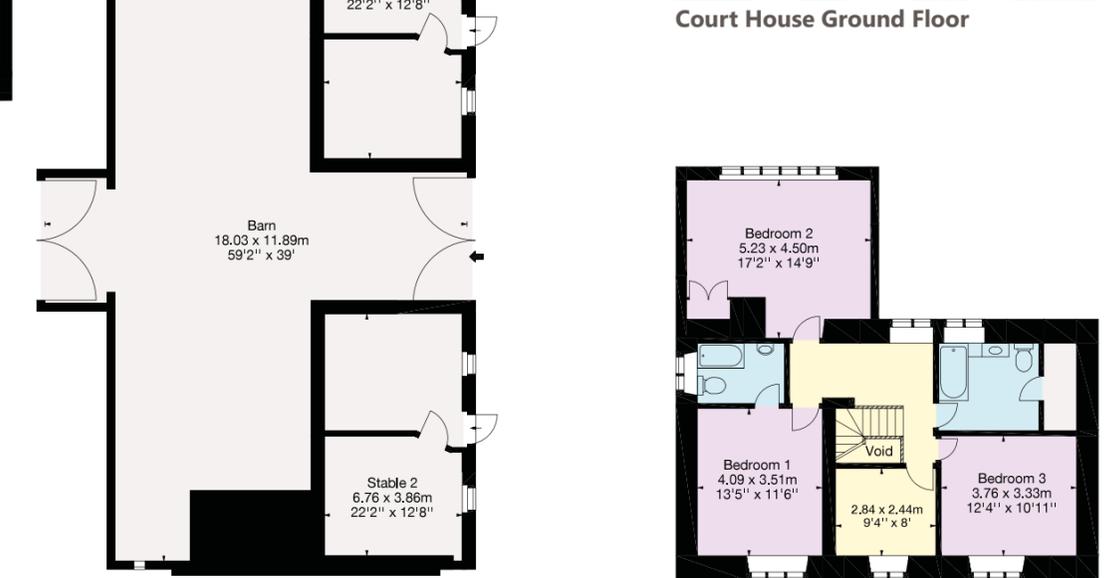
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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



Court House Ground Floor



Court House First Floor

Gardens and grounds

Few houses enjoy such a spectacular setting as Cold Ashton Manor with wonderful, far-reaching views over the beautiful St Catherine's Valley to the south. St Catherine's Valley is designated as a Site of Special Scientific Interest and provides a remarkable backdrop to the house, gardens and grounds of Cold Ashton Manor.

The gardens themselves are typical of a traditional Cotswold manor with a balance of spectacular formal gardens, swathes of flat lawns enclosed by traditional Cotswold stone walls, a productive vegetable garden with heated greenhouses, and an adjoining orchard. In total they extend to about 3.3 acres.

Some of the stone garden walls and gateways are particularly special and are listed as a result. These historical walls and arched gateways, the nature of the established gardens and a variety of mature specimen trees all serve to enhance the magical feel of this beautiful property.

Of note is the very pretty lawn courtyard garden to the front of the house which flanks a stone flagged path and steps leading up to the front door. A climbing Magnolia, creeper and Lavender, Rosemary and floral borders provide a remarkable setting for the elegant south-facing front façade.

The main lawns lie to the north of the house, enclosed by high stone walls with colourful and varied floral borders including a particularly pretty Peony bed. There is a stunning walkway lined with Roses and Yew topiary, interspersed with various perennial shrubs and bushes. This walkway was designed to align with garden gateways and the doorway of the house, creating a wonderful symmetry and vista down through the gardens from the house.

The swimming pool lies to the west of the house with a stone wall enclosure clad with climbing roses and creeper. The pool house complex faces south with wonderful views over the valley to the south.

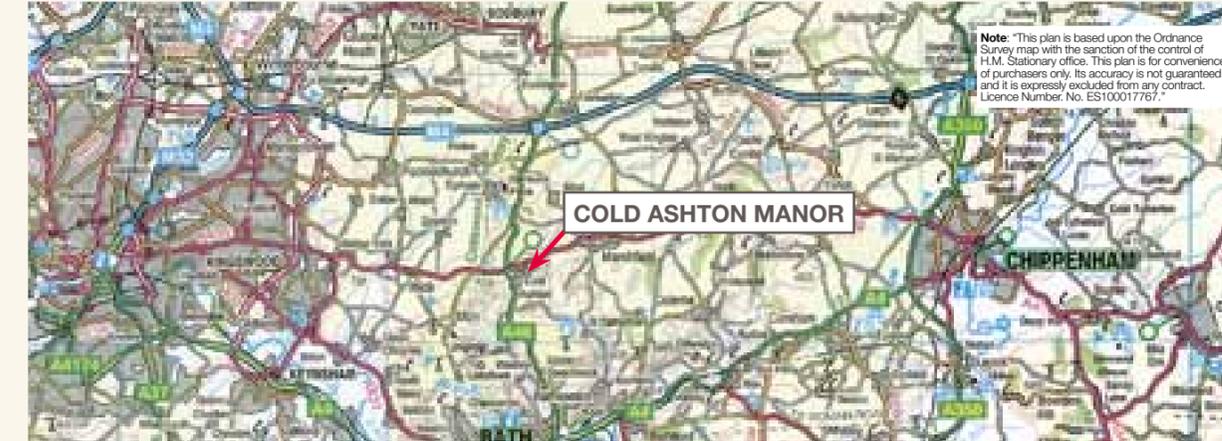
Lot 2

Lot 2 comprises two large paddocks adjoining the property to the northwest, extending to about 20.1 acres.









Services

Cold Ashton Manor and Court House are connected to mains water, electricity and drainage with oil fired central heating and hot water.

Easements, Wayleaves and Rights of Way

The property is offered for sale subject to and with the benefits of any rights of way, either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is a right of way in favour of Cold Ashton Manor over the farm driveway to the west side of the barn (shaded pink on the sale plan) for access to the paddocks lying to the north of the house.

Local Authority

South Gloucestershire Council: +44 (0) 1454 868 004

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Registered office: 55 Baker Street, London W1U 8AN Particulars dated: May 2014. Photographs dated: August 2013 and March 2014.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Viewing

Viewing is strictly by appointment only via Knight Frank LLP.

Directions (SN14 8JU)

From London, head west on the M4 and leave at Junction 18. At the roundabout, take the first exit onto the A46 to Bath. After 3.5 miles, pass through the village of Pennsylvania, pass straight over the roundabout and take the next left. Follow this road into the village of Cold Ashton for about 0.3 mile and the impressive stone entrance gateway to Cold Ashton Manor will be found on the left hand side.



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