

LODGE FARM

HINTON CHARTERHOUSE, SOMERSET





LODGE FARM

HINTON CHARTERHOUSE • SOMERSET

Bath 7 miles (London Paddington 88 minutes) • M4 (Junction 18) 15.5 miles • Chippenham 15.3 miles
(London Paddington 76 minutes) (Distances and times are approximate)

A stunning and historic country home with an extensive range of ancillary accommodation and buildings, set in an area of Outstanding Natural Beauty, with spectacular views over the surrounding countryside.

Lodge Farm

Entrance hall • Drawing room • Study • Great hall • Kitchen/breakfast room • Larder • Seven bedrooms
Five bath/shower rooms (two en suite) • Laundry room • Sauna • Leisure complex with indoor swimming pool and 2nd kitchen

The Falconry

Open plan kitchen/ living room • 2 bedrooms • Bathroom

The Barn

New build, reception hall, drawing room, EC, living room, Kitchen/dining room, utility
2 bedrooms with en-suite facilities

Garden and Grounds

Double garage • Greenhouse • Outbuildings • Log cabin with garden room and sauna
Formal gardens • Walled garden • Paddocks

In all about 10.98 acres (4.44 hectares)

Savills Bath
21, Milsom Street,
Bath, BA1 1DE
Alistair Heather
01225 474 500
alistair.heather@savills.com

Strutt & Parker Country Department
43 Cadogan Street,
London SW3 2PR
Sarah Brown
020 7591 2213
sarah.k.brown@struttandparker.com



History

The oldest part of Lodge Farmhouse dates back to circa 1420 when it was used as a hunting lodge, and appears to have once been the residence of the 'parker' or park steward, an important member of the household who managed the game and parkland on the Farleigh Estate. Local folklore states that Henry VIII and Cromwell were visitors to the estate. When the estate was sold off in 1686 by Sir Edward Hungerford, it is believed that Lodge Farm became the gamekeeper's lodge and remained as such until the late 18th century when it became a working farm. Originally used to house the Falcons, the Falconry predates the main house, and is believed to originate from the 14th Century. The Falconer was an extremely important and highly regarded role, being the only subject allowed to sit in the King's presence. There is also a Grade II listed traditional barn, thought to date from the 16th Century.

Lodge Farm

Originally built as a hunting lodge, Lodge Farm has been sympathetically extended and refurbished to a very high standard by the current owners, whilst maintaining much of the original character. Surrounded by about 10 acres of its own land, Lodge Farm sits in a beautiful, elevated spot, taking advantage of the remarkable views. Upon entering, there is an impressive entrance hall, which shows off the character of the property with features such as a large stone fireplace, and polished stone floor. A guest room, study and a cloak room can be found at this end of the house, as well as an impressive drawing room with a large stone surround fireplace and direct access to the gardens. Of particular note is the incredibly lavish great hall with double height ceiling, which features a gallery and links through to a contemporary kitchen/breakfast room. Together, these rooms offer a very spacious entertaining area, with large windows and glass doors providing plenty of natural light. Stairs from the great hall lead to a guest bedroom with en suite shower, which was once the cheese room for the original dairy.

From the kitchen, stairs lead down to the practical elements of the house, including a larder, wet room/boot room, laundry room and sauna. The double garage can also be accessed, with a studio above.



Upstairs, the meticulous attention to detail continues with a superbly designed master bedroom suite with dressing room and en suite bathroom, occupying one side of the first floor and taking advantage of the views to the south and east. Two more bedrooms and a family bathroom also occupy the first floor. Two further bedrooms and an additional bathroom can be found on the second floor.

The property has been further extended since 2020 with the building of a stunning open plan entertaining/leisure room with kitchen/dining room and stylish indoor swimming pool. Adjacent to which is a magnificent orangery and garden room. Each room enjoys views over and access into the beautiful walled garden.

The Falconry

The beautiful Grade II* listed former falconry offers a perfect space for guest accommodation in the form of an open plan living area and kitchen/breakfast room on the ground floor with two bedrooms and a bathroom above.







Gardens, Grounds and Outbuildings

Lodge Farm is surrounded by approximately ten acres of its own land, including formal gardens and paddocks. A leisure wing has been constructed to include an indoor swimming pool with gym and associated amenities. Much of the work on the leisure wing has been done, and allows an incoming buyer the chance to fit out in line with their own taste and specifications. A cabin with barbeque area situated at the bottom of the gardens has been designed with the spectacular views in mind, and provides a wonderful space for outdoor entertaining as well as a garden room and sauna. A modern agricultural barn with machinery shed adjoining, is situated to the west of the main house, and offers approximately 2,356 square feet of additional storage. In addition there is a lake at the top of the site from which breath-taking panoramic views can be enjoyed.

Situation and Amenities

Lodge Farm is not listed and is situated in the Iford Valley, within an Area of Outstanding Natural Beauty and surrounded by a large area of Green Belt land. Nearby, is the village of Farleigh Hungerford, with the remains of the spectacular 14th Century Farleigh Hungerford Castle, which can be clearly seen from Lodge Farm. A short walk from the house is The Hungerford Arms which can be accessed on foot via an ancient path to Farleigh Hungerford. Hinton Charterhouse is about 1.5 miles from the house and offers two pubs, a shop, post office and a 12th century church. The house stands in a very private, elevated position at the end of a long drive, with far reaching views over the Somerset countryside.

Comprehensive shopping, business and recreational facilities can be found about 7 miles north of Lodge Farm in Bath, a cultural hub boasting the world famous Roman Baths as well as a number of renowned venues, including the Theatre Royal and the recently refurbished Holburne Museum and Art Gallery. Also nearby is Iford Manor, a beautiful historic house with gardens open to the public during the summer months and the very popular Babington House is about 9 miles to the south west.

The M4 motorway can be accessed at Junction 17, linking with London and the wider national motorway network. The A4 is about 9 miles to the north west, giving access to Bristol and the surrounding area.

Regular services run from the mainline railway stations at Bath Spa (London Paddington 88 minutes) and Chippenham (London

Paddington 76 minutes). Electrified railway line is currently being laid between London and the West Country, which, according to Network Rail, is estimated to reduce the journey between Bath Spa and London Paddington by 2016. Bristol Airport is 23.4 miles to the west of Lodge Farm.

The area is well known for the quality of its schooling. Schools in the area include Freshford Primary, Prior Park College, Stonar, Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood in Bath. Further afield, but within easy reach are Badminton, Downside, Marlborough, Millfield and St. Mary's Calne.

Sporting activities in the area include hunting with the Avon Vale, rugby at Bath, Bristol and Gloucester, county cricket at Bristol, horse racing at Bath, Salisbury, Wincanton and Chepstow, as well as fishing and canoeing on the River Avon, the River Kennet and the Avon canal.

General Remarks and Stipulations

Services

Mains electricity. Mains water. Broadband. Oil fired under floor heating, private drainage.

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.

Rights of way

Access over the first part of the drive is shared between Lodge Farm and the neighbouring property.

Planning

The Falconry is a Scheduled Ancient Monument.
The property lies in an Area of Outstanding Natural Beauty.

Local Authority

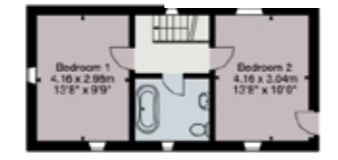
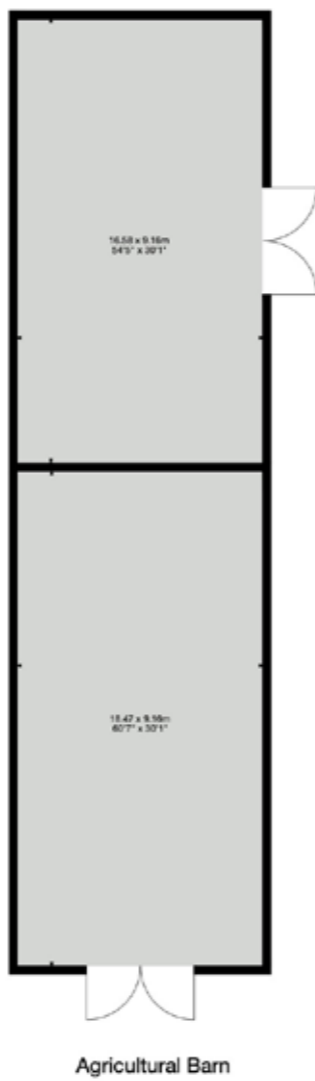
Bath and North East Somerset Council: 01225 477000

Council Tax

Band H



Lodge Farm, Hinton Charterhouse, Bath BA2 7TG
Gross Internal Area (Approx.)
Leisure Wing = 221 sq m / 2,378 sq ft
Lodge Farm = 573 sq m / 6,167 sq ft
The Barn = 274 sq m / 2,949 sq ft
Agricultural Barn = 323 sq m / 3,476 sq ft
Garage = 78 sq m / 839 sq ft
The Falconry = 70 sq m / 753 sq ft
Outbuilding = 10 sq m / 107 sq ft
Total Area = 1,549 sq m / 16,669 sq ft
(Incl. Areas of Restricted Height)

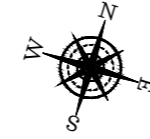


Restrictive Covenant
 There are restrictive covenants in favour of the neighbouring Iford Estate over part of the property. Please ask the selling agents for more information.

Viewings
 Strictly by appointment with the selling agents Savills (UK) Ltd and Strutt and Parker.

Directions (BA2 7TG)
 From Bath City Centre, take the A36 westbound and after about half a mile, turn right at the roundabout onto Pulteney Road and then turn left onto Widcombe Hill. Continue onto Claverton Down Road, passing the University of Bath on the left, about a mile after which is a roundabout. Take the first exit onto Brassknocker Hill and after three quarters of a mile turn right onto the A36, Warminster Road. After about 2.5 miles, take the left turn signed to Iford. After about half a mile, turn right opposite the entrance to Iford Park House. Continue all the way to the end of the drive, where you will arrive at Lodge Farm.

Lodge Farm, Hinton Charterhouse, Bath BA2 7TG
Gross Internal Area (Approx.)
The Barn = 274 sq m / 2,949 sq ft



The Barn

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details prepared: July 2023. Photographs: July 2023 23.07.17.SH Capture Property 01225 667287.



The Barn

This beautifully converted barn, completed within the last two years by the current owners, offers stylish, thoughtfully designed accommodation blending contemporary living with character. Finished to a high standard throughout, the property benefits from generous, flexible living spaces filled with natural light and enjoying stunning views across the countryside.

The kitchen is a standout feature, combining sleek design with practical layout, ample storage and well-proportioned work surfaces, with adjoining space ideal for relaxed dining and entertaining.

The bedrooms are well sized and comfortably arranged, each complemented by high-quality en-suite bathrooms. Externally, the property enjoys attractive, low-maintenance outdoor space suited equally to entertaining or quiet enjoyment, offering privacy whilst enjoying the incredible views.





**Strutt
& Parker**
Land and property. Since 1885.