



Sleight Farm, Timsbury, Near Bath, Somerset

£2,950,000 Freehold

COOPER
AND
TANNER

Sleight Farm, Timsbury, Near Bath, Somerset, BA2 0HN

 5  3  3  173 acres EPC F (C)

£2,950,000 Freehold

Description

A delightful livestock farm in a wonderful hilltop setting, providing superb panoramic views. A pretty farmhouse with a group of both traditional and more modern buildings sit at the end of a long drive within 173 acres of undulating farmland. Most recently used for goat milking and cheese making and pig and sheep rearing. Sleight Farm was the home of the renowned goat's cheeses made by the late Mary Holbrook. Widely regarded as at the forefront of the revival of artisan goat's cheese, Mary's cheese was sold locally and across the UK including at Neal's Yard Dairy.

The house. The picturesque Grade II Listed farmhouse has gothic-style detailing, high ceilings, stone mullion windows with shutters, flagstone floors and period fireplaces. There is a self-contained maisonette.

A stone entrance porch leads into the entrance hall. On the ground floor there is a large living room which has flag stone floors in the sitting area and a tiled floor in the dining area; the windows give fine views of the surrounding countryside and there is a carved Bath stone fireplace and a Stanley range cooker. The farmhouse kitchen again enjoys superb views. A study overlooks the front and rear gardens. There bathroom, a cellar with two rooms and a spacious utility/boot room. On the first floor there

is a master bedroom with an oriel window giving far reaching views and an en suite bathroom; there are three further double bedrooms. The maisonette has a separate access from the ground floor with an entrance hall and bathroom; stairs lead to kitchen-living room and a bedroom on the first floor.

The gardens are mainly laid to lawn and are bounded by mature trees and shrubs including a attractive copper beech and a large fig tree. A timber summer house/studio has mains electricity and a wood burning stove. There is a double garage.

The buildings. Principally set adjoining the house and over two levels, they are a mix of traditional stone and tile and a more modern construction. A striking large two storey barn runs over the two levels; this barn has significant development potential for a range of different uses, such as additional accommodation or office and workspace. A further stone barn houses a wood burning boiler and the dairy. A block of more modern farm buildings currently houses the parlour, cheese making rooms, cold/chilled stores, goat housing and fodder storage. There are two large multi-purpose clear-span barns and around the lower yard three small multi-purpose barns. A group of three buildings adjoin the entrance drive and provide livestock housing and fodder storage.







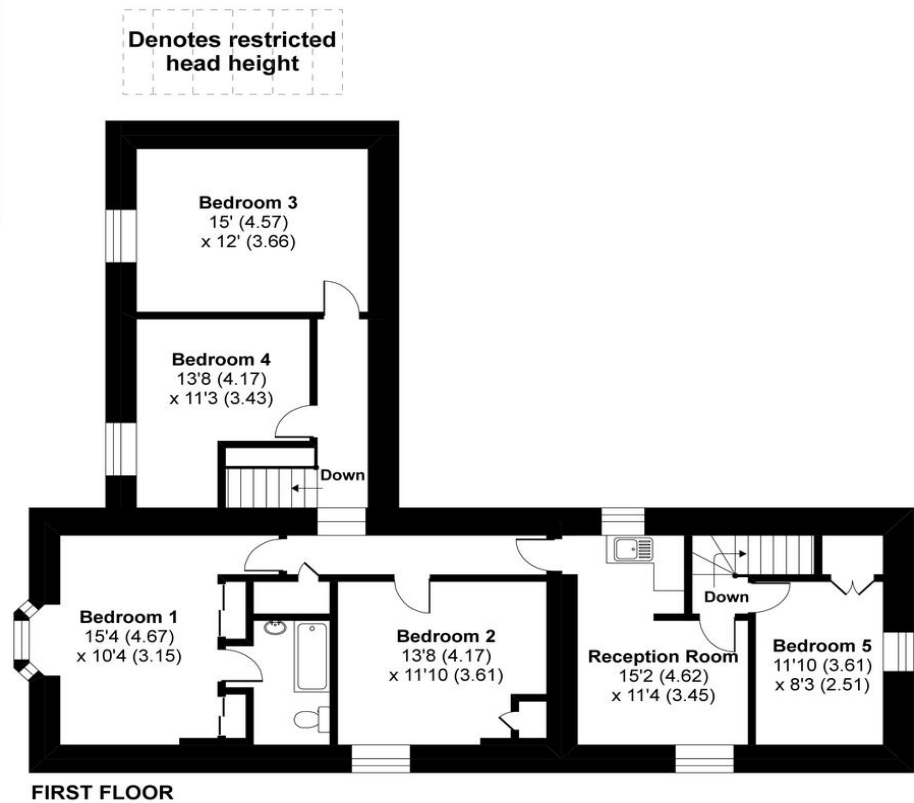
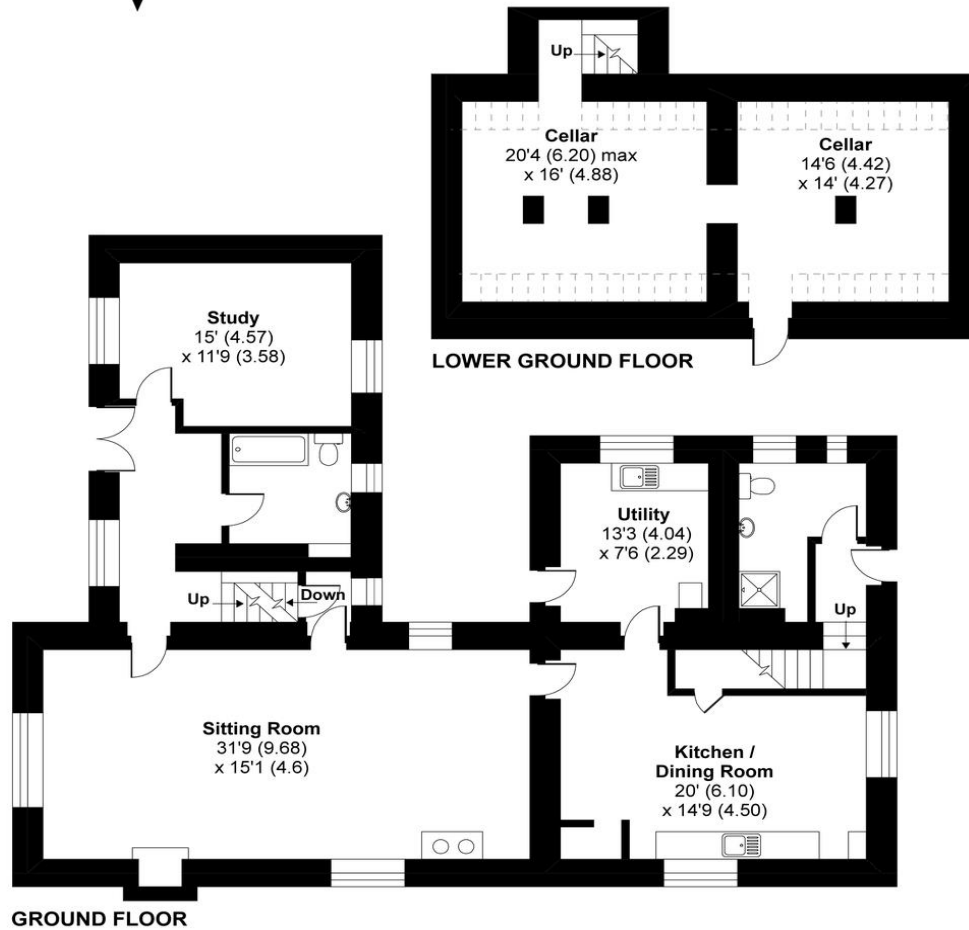
Sleight Farm, Timsbury, Bath, BA2

Approximate Area = 3135 sq ft / 291.2 sq m

Approximate Area = 126 sq ft / 11.7 sq m

Total = 3261 sq ft / 302.9 sq m

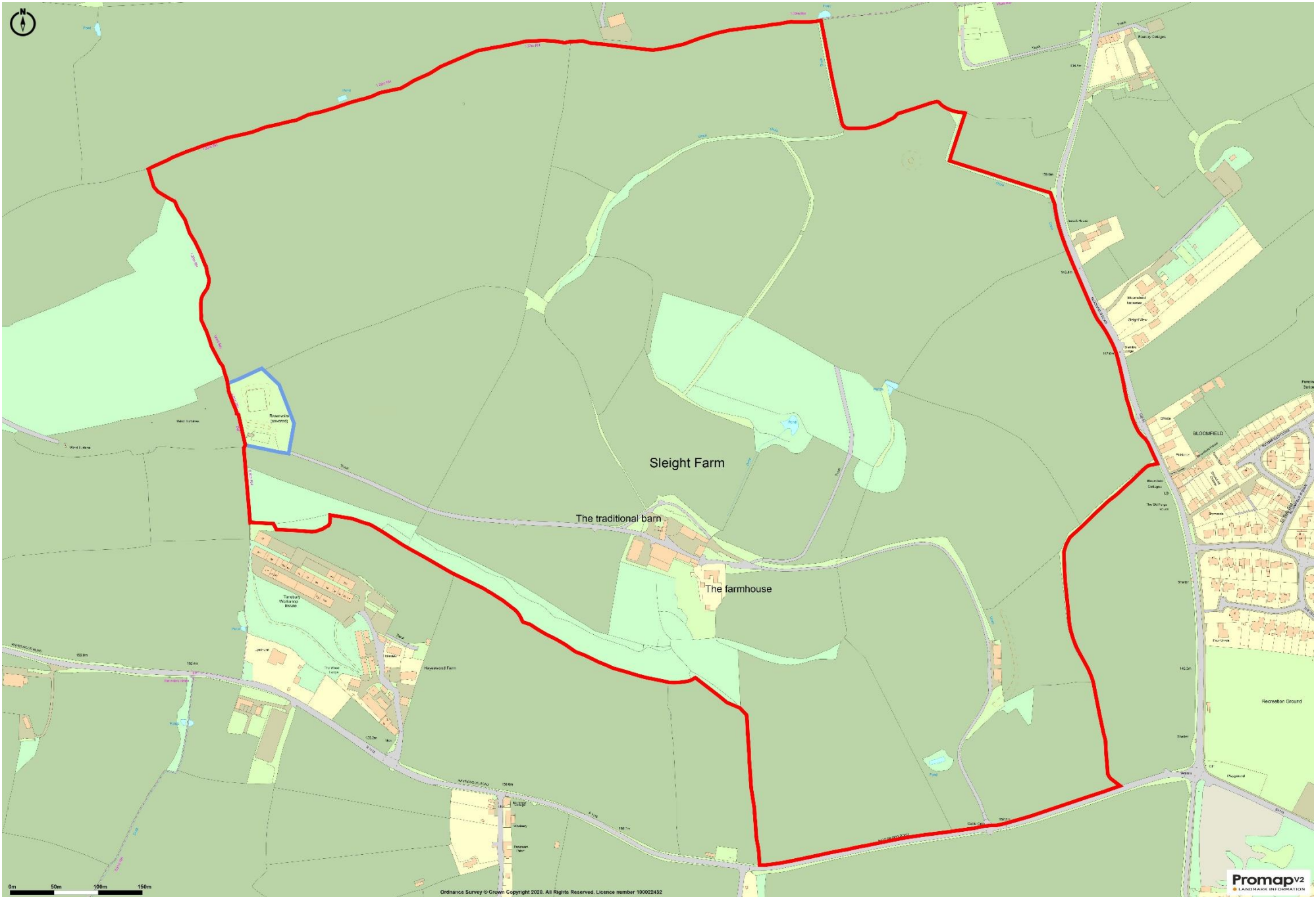
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Cooper and Tanner. REF: 628386







Sleight Farm

The traditional barn

The farmhouse

BLOOMFIELD

Recreation Ground

The reservoir







The Land. Amounting to about 167 acres, excluding the buildings and track, the land is primarily a mix of permanent pasture and arable capable grassland. There is a woodland shelter belt of about 7.5 acres and several small copses or scrub. The land is level and sloping, steeply in places and is bounded by mature hedges or post and wire fencing.

Additional land. There are several other areas of land in the locality which may be available for purchase, further information is available on request.

Stewardship. The land is currently entered in the Entry Level Stewardship Scheme and receives Higher Level Stewardship Grant. Note: BPS have not been claimed and there are no Entitlements available.

The Reservoir. The area shown edged blue on the plan is a water reservoir and is occupied by Bristol Water under 999-year lease which commenced in 1981.

The Telecoms Tower. An agreement for a telecommunications mast with CTIL commenced in 2017; the rent is £4800 per annum and the term is 15 years with 5 yearly reviews.

Rights of way. A footpath runs from the entrance gate along the entrance track, past the house, through the farm buildings and along the track and off the farm by the reservoir. Bristol Water have a right of access to the reservoir and CTIL have a right of access to the mast.

Location. Timsbury is a large and vibrant village just about 20 minutes from Bath. There is an active community with a post office, pub, shop, doctor's surgery, community hall and primary school. The historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are many very good state and private schools in Bath and the area, with excellent private schools also in Wells and at Downside. The Bath schools include King Edwards, The Royal High School, Monkton Combe and Prior Park. The state schools in Bath and nearby Writhlington and Midsomer Norton have excellent reputations. The Mendip Hills provide a variety of leisure pursuits with horse riding, hunting, walking, cycling, diving and dry ski slopes all in the vicinity. Bath and Bristol are within easy commuting distance. Bristol Airport the M4 and M5 are all within easy reach.

Directions. The entrance to the farm is off the B3115, which passes east-west through Timsbury. It is located about 300 m from the junction with Hayeswood Road and Bloomfield Road. The driveway crosses a cattle grid and sweeps up across the land to the house and farm buildings.

Note. The house and buildings may be available with part of the land (for example say 10 or 30 acres), further information is available on request.



Information.

Local Council: Bath and Northeast Somerset.

Council Tax Band: F

Heating: 'Froling' wood boiler and Oil-fired boiler. Wood burning stoves.

Services: Mains water and electricity. Solar Photovoltaic panels. Private reservoir. Private drainage with natural filtration.

Tenure: Freehold



Road Links

- Bath - 8.5 miles
- London A303/M3 – 125 miles



Train Links

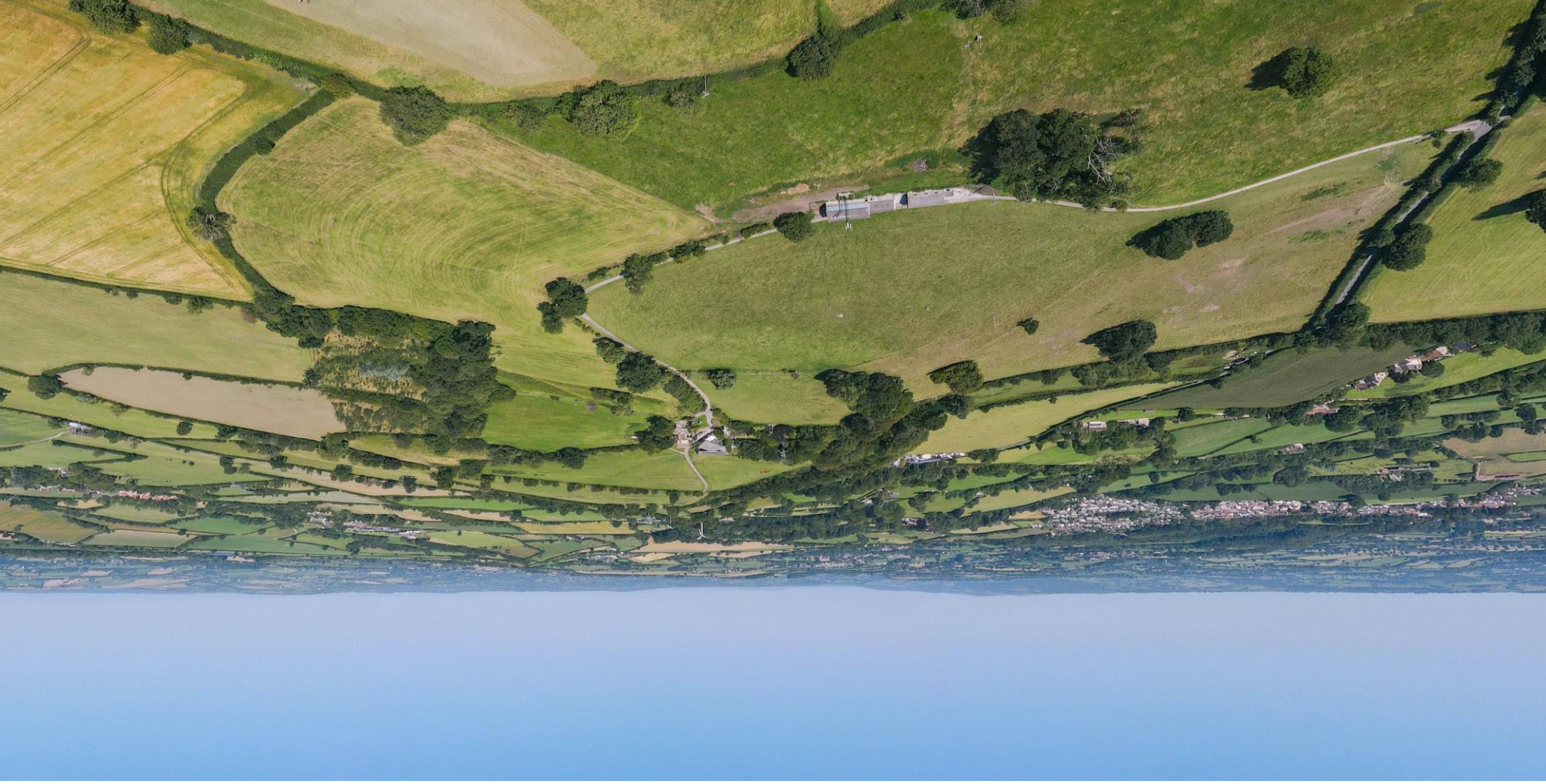
- Bath Spa – Paddington: 1hour 15 minutes.



Nearest Schools

- St Mary's Primary, Timsbury.
- Writhlington School, Radstock.
- Bath -numerous.





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