



# THE GARDEN HOUSE

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DYRHAM

**COBB  
FARR**



# THE GARDEN HOUSE

DYRHAM

NR BATH

SN14 8EZ

An impressive Grade II detached period house set in a wonderful location in approximately 2.5 acres of stunning gardens, with views and a river frontage.

- Detached Grade II impressive Period house
- Wonderful period features
- 2.5 acres of stunning gardens
- Coach House
- Views and river frontage
- Parking for numerous vehicles
- Triple garage
- Annexe/office, tractor shed and potting shed





## SITUATION

Dyrham is located approximately 8 miles north of Bath, in an idyllic countryside location. Within the village lies Dyrham House a spectacular National Trust Mansion within the deer park, previously the home of William Blathwayt.

The World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include museums and art galleries, The Roman Baths, Pump Rooms, The Abbey, The Thermae Spa and a world-famous international music and literary festival.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and Bath University and there are a number of fine hotels and country clubs within easy reach, all with excellent gym and spa facilities.

Several good state and independent schools are within easy reach. They include Kingswood and The Royal High Schools on Lansdown Road, King Edward's Schools on North Road and Beechen Cliff, Hayesfield and Ralph Allen Schools on Bath's southern slopes.

Communications include easy access to the M4 motorway Junction 18 is approximately 1.5 miles away and there is a direct link to London Paddington, Bristol and South Wales from Bath Spa and Chippenham railway stations. Bristol Airport is approximately 24 miles to the west.





## DESCRIPTION

The Garden House was formerly three cottages dating from the 17th Century and converted into one property in the 1950s.

It has some wonderful notable period features with exposed beams, fireplaces and oak doors. The original property has been cleverly combined with an oak framed extension providing an impressive entrance.

The accommodation is laterally laid out providing easy living and the views from the property are superb.

A special feature are the stunning gardens designed and created over the past 28 years by the owners. Having been the kitchen and pleasure gardens for Dyrham Park over several centuries, the garden has many mature specimen trees. Tulip tree, Indian Bean, Gingko, Scots Pine, Holm Oak and Beech, around which the design of the garden has been formed. Mature hedges of holly, beech, yew and Portuguese laurel divide the whole into smaller areas. In addition to the south facing slope and deep topsoil, there are also underground streams which make for perfect growing conditions.

Also within the grounds is a coach house providing garaging with office/annexe above. This is a splendid property, and a viewing is strongly recommended.



# ACCOMMODATION

## GROUND FLOOR

Oak front door leads to the reception hall.

### Entrance Hall

With vaulted ceiling, exposed oak "A" frame timbers, glazing to two sides, door to terrace, further oak door leads to the sitting room and snug, wooden floor, wall lights, uplighting and antique style radiator.

### Snug

With solid wooden flooring, side aspect with leaded light stone mullion window, Bath stone fireplace with inset wood burning stove, slate hearth, antique style radiators and wall lights.

### Drawing Room

With Bath stone fireplace, inset wood burning stove, stone hearth, dual aspect with front and rear leaded light stone mullion window, double panelled radiators, reading area with recessed library set into the original porch, rear aspect oak framed French windows leading out onto the raised terrace, double storage cupboard and a solid wooden door leads to inner hall and stairwell.

### Inner Hall and Stairwell

With front aspect leaded light double glazed window, round turning staircase leading to the first floor, stairs which lead down to the basement and steps to the dining room.

### Dining Room

With front wooden framed window and rear aspect wooden window set into stone mullion, solid oak flooring, double panelled radiator, open archway through to the kitchen/breakfast room and a door leading to the study.

### Study

With front aspect window, wooden flooring, single panel radiator and door through to kitchen.

### Kitchen

With Mark Wilkinson in-frame kitchen, marble work surfaces, 1½ bowl stainless steel sink, matching eye and base level units, separate central island with butchers block work surface area and electric hob, mains electric 4 oven AGA, front aspect wooden framed window, space and plumbing for dishwasher, built in low level electric oven, space for upright fridge/freezer, double larder cupboard, recessed shelving and curved wooden pew bench style breakfast area with rear aspect wooden framed window in stone mullion with wooden shutters. Door leads through to boot room.

### Boot Room

With tiled flooring, shelving, coat hanging, glazed picture window, side door and internal door leading through to utility room.

### Utility Room

With tiled flooring, tall larder cupboard, various gloss fronted cupboards, space for low level fridge/freezer, space for tumble dryer, floor standing Grant oil fired boiler serving domestic hot water and heating, space and plumbing for washing machine, granite work surface areas with inset Belfast butlers style sink, Velux style window, downlighting and rear aspect stone mullion window.

## FIRST FLOOR

### Landing

Which is multi-level, front aspect windows and door with wooden staircase leading up to the attic.

### Bedroom 1

With dual aspect to front and rear with stone mullion leaded light windows, built in wardrobes, double panelled radiator, downlighting and a fine view over the garden.

### Bedroom/Dressing Room

With rear aspect leaded light stone mullion windows, single panel radiator and a range of built in wardrobes.

### Bathroom

With low flush WC, pedestal wash hand basin, panelled bath with mixer tap and telephone shower attachment, wall mounted shower head and glazed shower screen, rear aspect leaded light stone mullion window, double panelled radiator, wooden flooring and dual fuel shower rail.

### Bedroom 3

With rear aspect wooden framed stone mullion window, double panelled radiator and built in wardrobe.

### Bathroom

With low flush WC, pedestal wash hand basin, panelled bath with mixer tap and telephone shower attachment, wall mounted shower head, painted floorboards, exposed dual fuel towel rail and downlighting.

### Bedroom 4

With rear aspect wooden framed stone mullion window and single panel radiator.

### Bedroom 2

With double panelled radiator and rear aspect wooden framed stone mullion window.

## BASEMENT

### Lower Hallway

With various cupboards, solid wooden flooring and doors leading to lower entrance lobby, downstairs cloakroom and cellar.

### Cloakroom

With solid wooden flooring, double panelled radiator, wash hand basin inset to a marble slab, matching splashback, side aspect window, further storage cupboard and door into actual cloakroom itself with low flush WC.

### Cellar

With tiled flooring, storage areas and electric metre.



# FLOOR PLANS

## The Garden House, Dyrham, SN14 8EZ

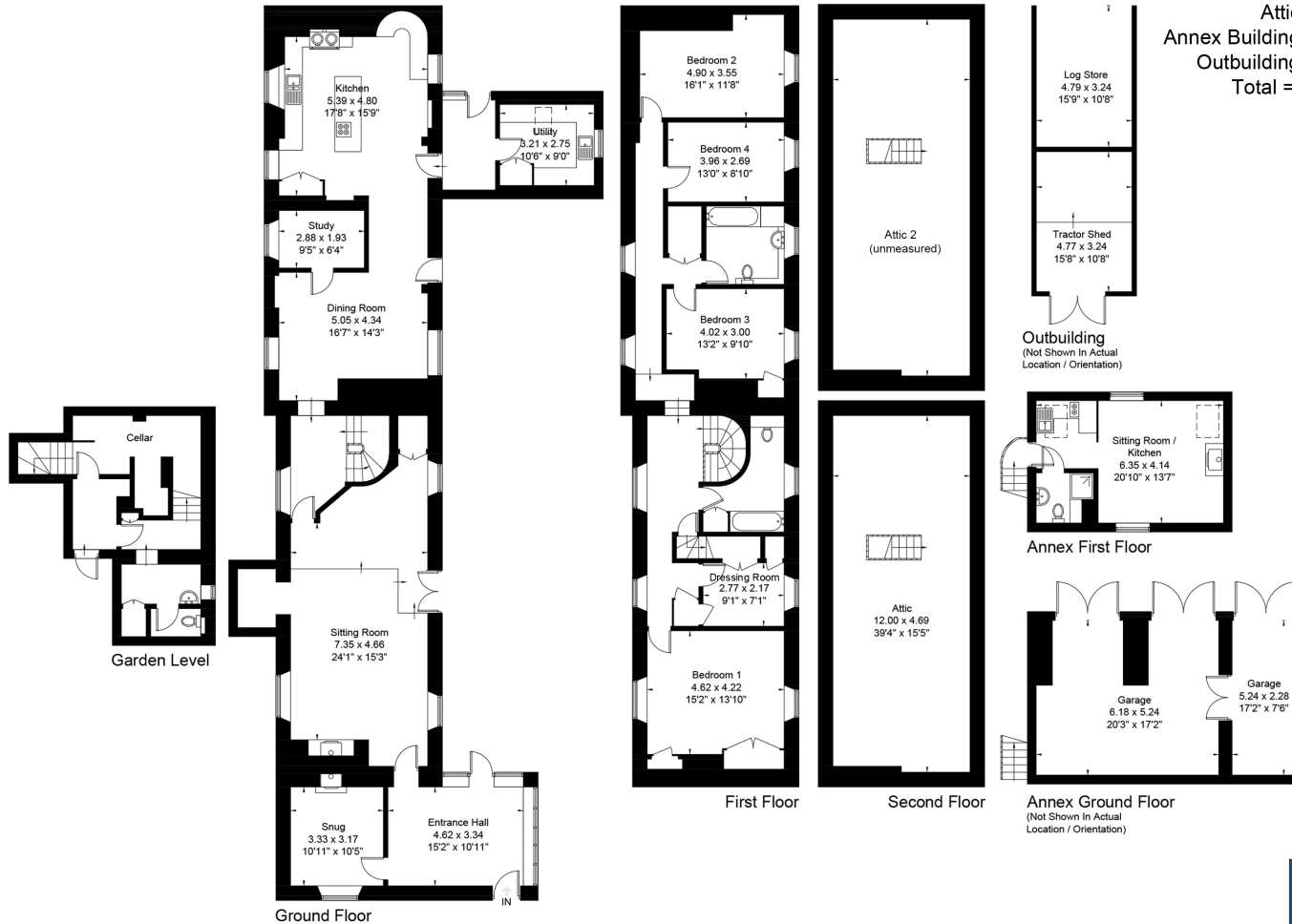
Approximate Gross Internal Area = 322.2 sq m / 3468 sq ft

Attic = 56.2 sq m / 605 sq ft

Annex Building = 73.2 sq m / 788 sq ft

Outbuilding = 31.5 sq m / 339 sq ft

Total = 483.1 sq m / 5200 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023

**Services:** Electric and water connected. Septic tank drainage

**Heating:** Oil fired central heating

**Tenure:** Freehold

**Council Tax Band:** G

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## EXTERNALLY

### Coach House

This is a separate building which on the ground floor is a triple garage with 3 sets of double garage doors. The garage is partitioned with a door in the middle which opens to the right-hand garage with various cupboards, shelving and workbenches. Externally a spiral staircase leads up to the accommodation above.

### Annexe/Office

Which is accessed via a solid wooden door, open plan vaulted room, exposed purling and 'A' frames, rear aspect Velux style windows and front aspect leaded light stone mullion window.

### Kitchenette Area

With cupboards, space for low level fridge/freezer, butchers block work surface, single bowl stainless steel round sink with mixer tap and Smeg 2 ring halogen hob. Exposed floorboards, wooden burning stove and door through to shower room.

### Shower Room

Comprising glazed cubicle with monsoon shower head, low flush WC, pedestal wash hand basin with mixer tap, tiled flooring, part tiled walls, extractor fan and downlighting.

### Parking Space

An impressive stone archway with electrically operated solid wooden gates which lead to a shingled driveway providing hard standing and private parking for numerous vehicles which leads in turn to the triple garage and stone steps leading to the front door.

There is an undercroft under the snug and carport with a recent roof which is currently used as a generous log store with a door then leading through to the tractor shed.

### Tractor Shed

Which holds garden machinery and double doors which lead out onto the main lawns and stunning gardens.



## GARDEN

The gardens have been designed using both the views of Dyrham Park and the hills beyond together with the gentle slope as the ground falls away to the river.

On the top lawn, there is a Tulip tree, a Scots pine, a Catalpa and collection of magnolias that grow in this soil. Against the terrace wall grow roses, clematis and camellias. There is also a productive fig tree against the house wall and a lily-of-the-valley walk leading to the tractor shed.

Steps lead down to a wide gravel, fern lined path which traverses the garden, culminating in a wonderful view of Dyrham Park through the garden gates.

On down under a rose arch, there are two extensive, well established herbaceous borders, with all year interest. Below them, two more lawns with one of the two Mulberry trees in the garden. Leading on from the arch, an avenue of Malus transitoria (with mistletoe) lead to the lily pond. At this point, another avenue of Prunus serrula, box and white hydrangeas traverses the garden with a rose arbour at one end and fernery at the other.

The original garden wall runs down the western boundary of the garden. Against this, grow espaliered apple and pear trees together with a spring and autumn border. From here a stand of hazels connects again with the Prunus serrula avenue.

Steps on down from the lily pond, lead to a wild meadow with paths cut through. There is a small orchard, a magnificent Cornus kousa, a Persian ironwood, Magnolia grandiflora and M Leonard Messel as well as medlars. Snowdrops carpet the ground in spring.

At the very bottom of the garden runs the River Boyd which rises in Dyrham Park. In the 1950's it was dammed (with the addition of a sluice gate) to make a waterfall where water loving plants flourish. Stepping stones lead over to a line of beech trees and hollies which form the southern boundary between the Garden House and the adjacent field, together with very old yew trees, holm oaks and horse chestnut trees.

From the Meadow, through a hedge, there is a Topiary Garden with a magnificent Metasequoia glyptostroboides (to match one on the other side of the garden), a Hornbeam arbour, and a hosta and fern garden. Coming up the garden again on the eastern side, there is a large vegetable and cutting garden. Productive asparagus bed and soft fruit area. Here are the potting shed, compost bins and small greenhouse.



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