



# PENLEIGH MILL FARM

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DILTON MARSH

**COBB  
FARR**

Bath & Bradford on Avon







# PENLEIGH MILL FARM

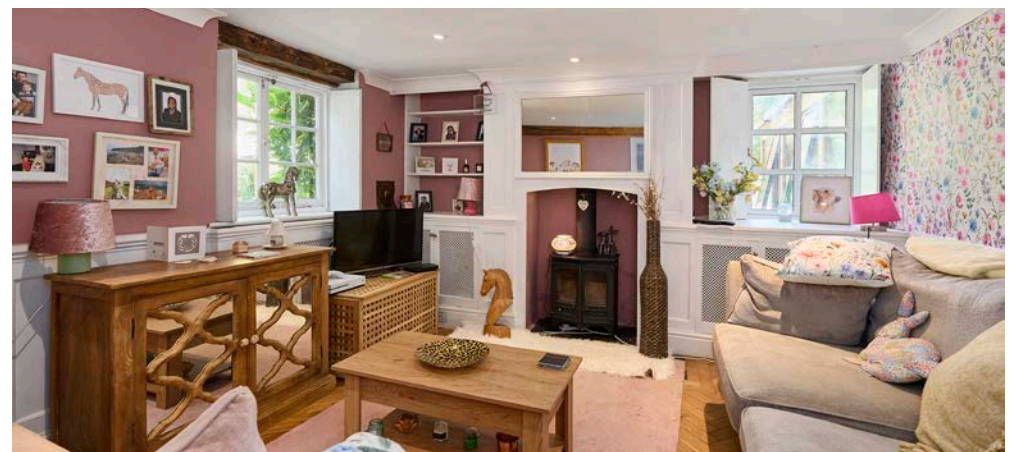
## FAIRWOOD ROAD

### DILTON MARSH

### BA13 3SN

This beautifully refurbished and extended former Mill House, set within approximately 10.82 acres of stunning countryside, offers the perfect blend of period charm and contemporary living. Highlights include a private lake with a picturesque lake house, stables, swimming pool, sauna, and tennis court.

- Grade II Listed detached property
- Approx 10.82 acres of land
- 5 bedrooms
- Wealth of period character
- Swimming pool, sauna and tennis court
- Stable block









## SITUATION

Penleigh Mill Farm is situated in a rural position on the edge of the village of Dilton Marsh is a pretty Wiltshire village situated approximately 2 miles from the town centre of Westbury and approximately 16 miles from the beautiful Georgian City of Bath. Dilton Marsh offers an interesting mixture of period and modern homes in a location which offers excellent transport links to many surrounding centres.

The village itself offers a primary school, village hall, church, village store, Public House, garden centre/café and railway station.

Approximately 5 miles distant is the charming market town of Frome which provides many individual retail outlets and is close to the much renowned Babington House. Meanwhile Trowbridge, the County Town of Wiltshire with its excellent range of shopping and other amenities, is within 7.5 miles and Westbury also provides supermarkets, sporting facilities, access to Salisbury Plain with wonderful walks and riding and a mainline railway station giving direct access to the cities of Bath, Bristol and London Paddington.

Nearby independent schools include Monkton Combe, Prior Park and King Edwards in Bath and The Warminster School and Dauntsey's near Devizes.

## GENERAL INFORMATION

Services: We are advised that all mains services are connected

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band G - £3,852.08

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## DESCRIPTION

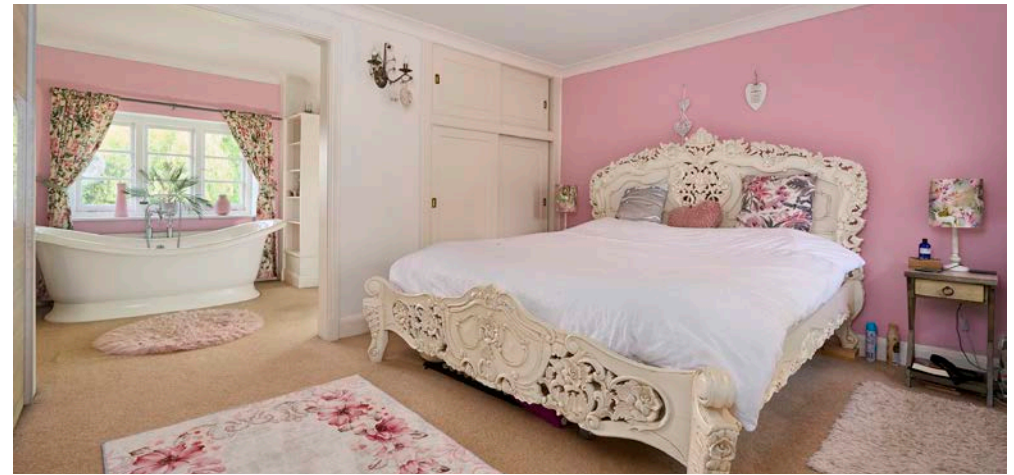
A distinguished and historically significant residence, Penleigh Mill Farm is a magnificent late 18th century period home, listed by English Heritage in 1987. Impeccably restored by the current owners with exacting attention to detail, this exceptional property seamlessly blends timeless character with refined modern living.

Upon entering this exceptional home, you are greeted by a spacious and elegant entrance hall, a prelude to the style and sophistication that defines the property throughout. From here, step into the magnificent drawing room, a truly impressive space characterised by an abundance of natural light, a feature fireplace and expansive windows that offer garden views.

At the heart of the home lies the open plan kitchen/dining/garden room, a beautifully designed space that combines practicality with aesthetic appeal. The kitchen features contemporary cabinetry, a Belling Farmhouse range cooker with a 7 ring gas hob, mirrored splashback and Silestone worktops. The oak framed garden room with its striking contemporary design, creates a seamless flow between indoor and outdoor living.

Versatility defines the rest of the ground floor with three additional reception rooms tailored for every occasion. The inviting snug is adorned with exposed beams and a charming fireplace. A formal dining room provides an elegant setting for entertaining, while the dedicated study enjoys views of the garden and the brook beyond. A thoughtfully designed boot room, a generously sized utility and a cloakroom complete the ground floor accommodation.

The exceptional proportions continue to the upper floors. The principal bedroom is a luxurious sanctuary with beautifully appointed en suite bathroom and a dressing room having bespoke fitments complete with a statement roll-top bath. 4 further generously proportioned double bedrooms provide ample accommodation for family and guests alike, 2 of which benefit from en suite shower rooms, while all enjoy built-in storage and views over the picturesque grounds. A stylish family bathroom, finished to the highest standard completes the accommodation. Discreetly located in the loft space is sauna, a serene hideaway designed for relaxation and wellbeing.



# ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

Accessed via a solid oak front door, Georgian style front aspect window, stone tiled flooring, radiator with wooden cover, 2 storage cupboards, stairs rising to the first floor.

### Sitting Room

With hardwood flooring, French doors leading out to the patio, Georgian style front and rear aspect windows, 3 radiators, fireplace having inset woodburning stove, marble surround and tiled hearth, built-in storage cabinet, internal window to study, door to study, door to stairs rising to first floor.

### Study

With hardwood flooring, dual aspect Georgian style windows, window seat, radiator, built-in storage cupboards, understairs cupboard.

### Dining Room

With stone tiled flooring, Georgian style front aspect sash window with wooden shutters, side aspect Georgian style window, 2 radiators, feature fireplace with ornate surround, mantelpiece and hearth, decorative cornicing, door to:-

### Inner Lobby

With stone tiled flooring, side aspect window, built-in storage cupboards, step up to kitchen.

### Snug

With hardwood flooring, partially decorative wood wall panelling, exposed timbers, dual aspect Georgian style windows, fireplace with inset woodburning stove, built-in storage cupboards and shelving, radiator.

## Open Plan Kitchen/Dining/Garden Room

### Family Room

With original flagstone flooring, partially glazed stable style door to the front, radiator, open to garden room, step up to:-

### Kitchen

With slate tiled flooring, skylight, front aspect Georgian style sash window, range of floor and wall mounted units having Silestone worktops incorporating single bowl sink and drainer with mixer tap, integrated double eye-level oven, microwave, Belling Farmhouse range cooker having 7 gas rings, space and plumbing for washing machine, with steps up to extended kitchen area with tiled flooring, further range of floor and wall mounted units and matching Silestone worktops, fridge/freezer, walk-in pantry, radiator, rear aspect window.

### Garden Room

With stone flooring, underfloor heating, glazed roof lantern, double glazed windows, bi-fold doors to garden.

### Utility

With tiled flooring, sky light window, range of floor and wall mounted units and granite worktop incorporating stainless steel sink having mixer tap, space and plumbing for white goods, door to garden.

### Rear Hall

With slate tiled flooring, partially glazed stable door to garden.

### Cloakroom

With wood effect flooring, WC, wash hand basin, wall mounted mirror with storage.

## FIRST FLOOR

### Landing

With Georgian style rear aspect window, radiator.

### Bedroom 4

With Georgian style front aspect sash window, radiator, built-in storage.

### Bedroom 5

With 2 Georgian style windows to rear and side, radiators, built-in wardrobes..

### Bathroom

With tiled flooring, Georgian style front aspect sash window, heated towel rail, WC, wash hand basin, bath with shower heat attachment, shower, wall mounted mirrored storage cupboard , shaver socket.

### Bedroom 1

With Georgian style rear aspect window, radiator, built-in wardrobe, open to:-

### Dressing Area

With Georgian style front aspect window, radiator, heated towel rail, freestanding roll top bath.

### En Suite Shower Room

With tiled flooring, Georgian style front aspect window, radiator, double width walk-in shower with shelving, heated towel rail, WC, vanity unit having inset twin sinks, wall mounted mirror.

### Bedroom 3

With dual aspect Georgian style windows, 2 radiators, built-in wardrobe, door to:-

### En Suite Shower Room

With tiled flooring, double width walk-in shower with tiled surround, WC, vanity unit having inset wash hand basin, cast iron feature fireplace, heated towel rail.

## SECOND FLOOR

### Bedroom 2

With 3 rear aspect Velux windows, 2 built-in cupboards with shelving, radiator, door to:-

### En Suite Bathroom

With tiled flooring, rear aspect Velux window, bath, WC, wash hand basin, shelving and built-in storage, heated towel rail.



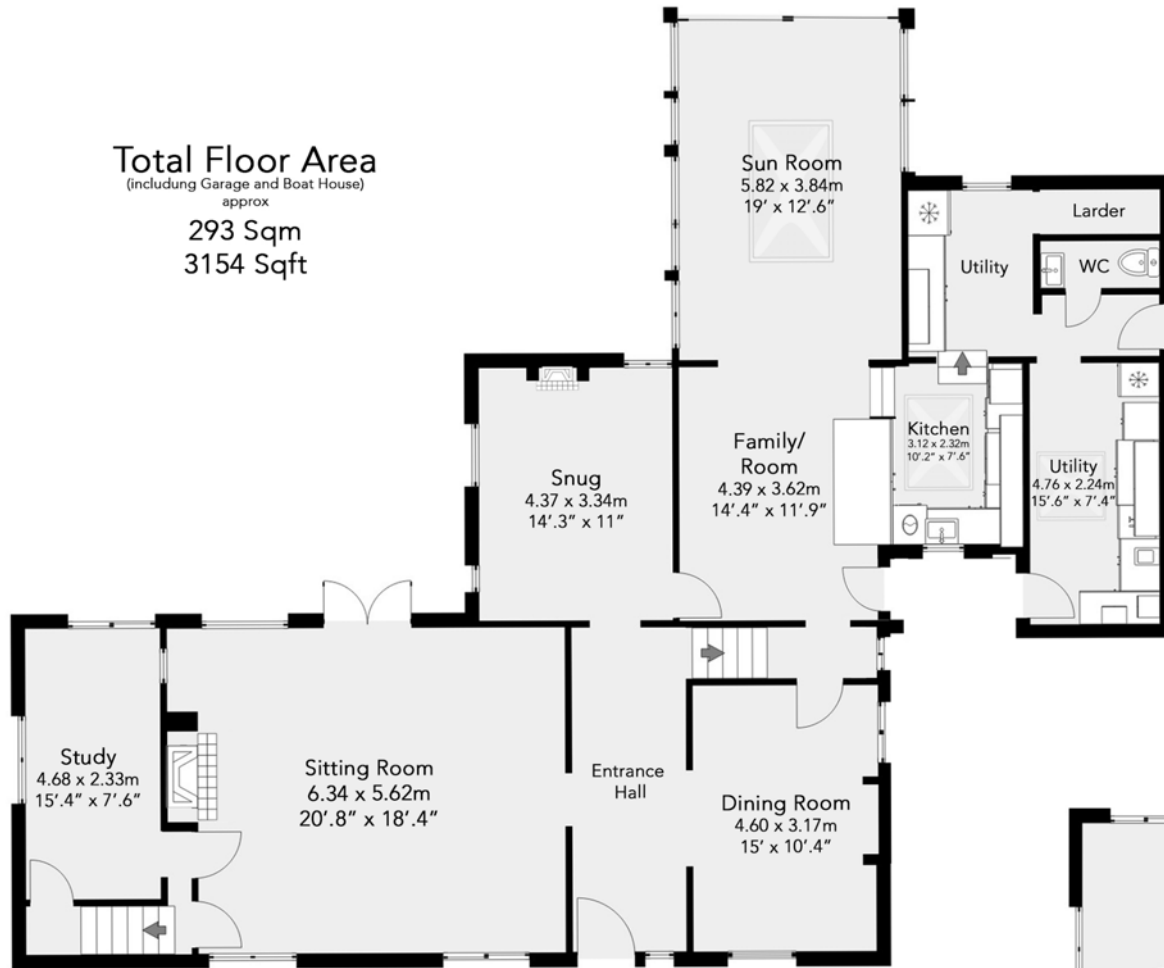
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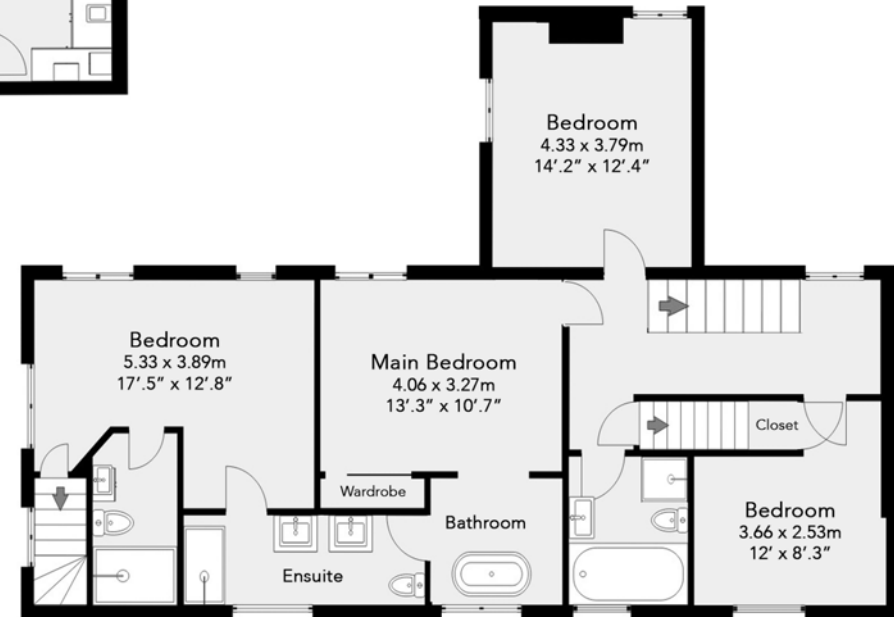
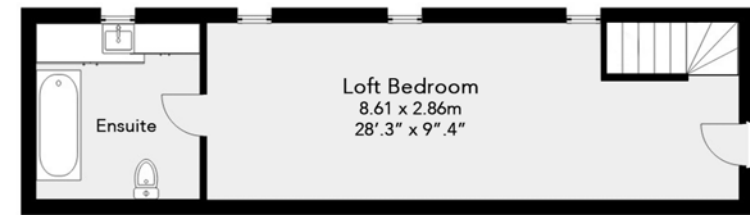
## Total Floor Area

(including Garage and Boat House)  
approx

293 Sqm  
3154 Sqft



Ground Floor approx 161 Sqm 1733 Sqft



First Floor approx 100 Sqm 1076 Sqft

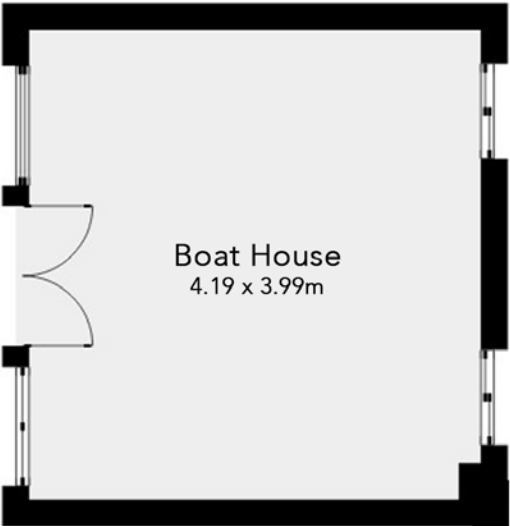
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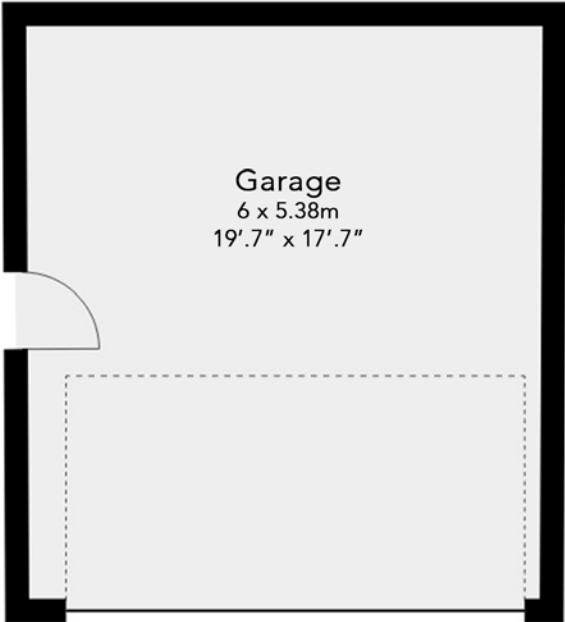
Penleigh Mill Farm Outbuildings



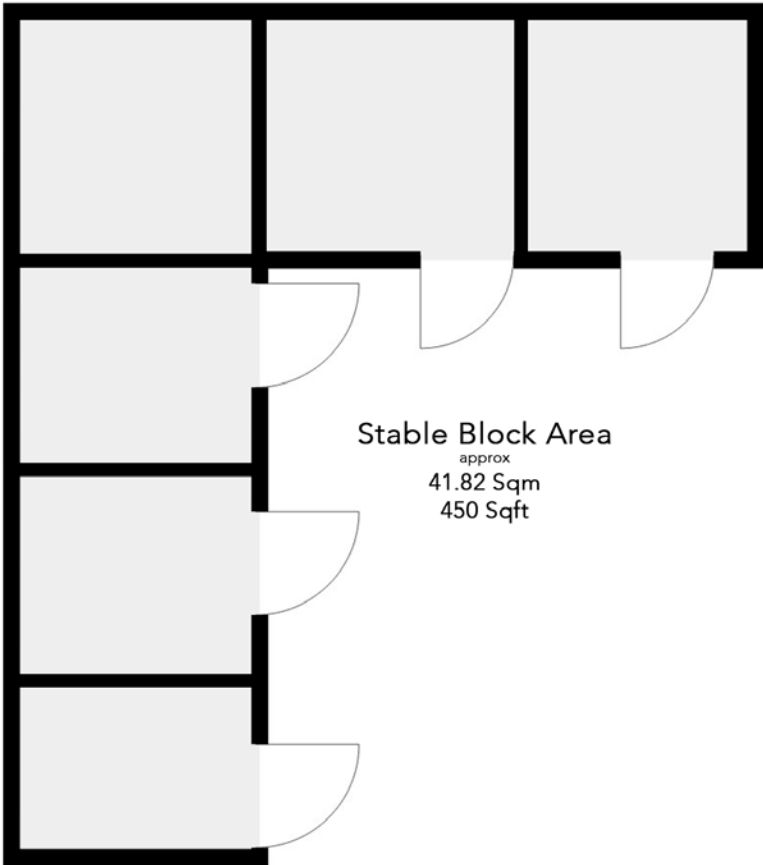
Boat House



Garage



Stable Block



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## EXTERNALLY

Approached via a electrically operated gates and a tree lined driveway, Penleigh Mill Farm enjoys an impressive arrival with ample parking and a detached double garage.

To the rear, the property opens onto beautifully landscaped private gardens extending to approximately 1.2 acres, bordered by the tranquil Biss Brook which enhances the serenity of this exceptional setting. Leisure and relaxation are at the heart of the grounds, featuring a heated swimming pool with retractable cover for year-round use, a generous decked terrace with sunken hot tub, a tennis court and charming summer houses positioned to enjoy the garden's full beauty.

In total, the grounds cover approximately 10.8 acres and includes a separate 1.94 acre paddock with barn, a picturesque fishing lake with lake house, currently used as a studio with potential for annexe conversion (STPP), stabling and a further summer house offering additional annexe potential (STPP).







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