



FARLEIGH HUNGERFORD, BATH, BA2 7RW
£2,850 per month*

Carter Jonas

The Stables is a pretty, beautifully located four-bedroom home on the historic Farleigh Estate in Farleigh Hungerford close to Bath, Iford and Bradford on Avon - available for a term of 6 months or longer

- Sitting Room
- Kitchen/Dining Room
- Utility Room
- 4 Bedrooms
- Bathroom
- 2 Shower Rooms
- Cloakroom
- Garden
- Driveway parking

THE PROPERTY

The Stables is a lovely two storey family home on the edge of the Farleigh House Estate and enjoys with a southerly aspect. The property sits within the boundary of the Farleigh Estate and enjoys a large driveway suitable for parking 3 or 4 vehicles. The front door leads into the hallway with the living room to the right and the kitchen/dining room and two bedrooms to the left. The modern fitted kitchen has a central island and appliances of oven, fitted microwave, fridge/freezer and dishwasher. There is a modern, fitted kitchen with a central island with the sitting room to the right and the kitchen/breakfast room to the left. There are French Doors leading to the garden from both the kitchen and the sitting room. In addition on the ground floor is a utility room with washing machine, a cloakroom and two bedrooms, one having en suite shower room. Stairs rise to the first floor from the hallway to two further bedrooms, both having en suite shower and basin and a family bathroom with bath, WC and basin. To the rear there is an enclosed garden with a full width patio which faces south/west and steps up onto a level lawn.

The location is wonderful, Farleigh Hungerford is a small and very picturesque village, divided by a humpback bridge over the River Frome, popular for wild swimming. The property neighbours Farleigh House, now the home to Bath Rugby team, where they train and the village is surrounded by beautiful countryside and woodland, excellent for walking and riding. The village also has the 13th century castle, owned by English heritage. The larger village of Norton St Philip is only half a mile away, has two pubs and a large shop, and Beckington Farm Shop is a short distance away having an excellent coffee shop/restaurant. There are excellent nearby schools in both the public and private sectors, to include Monkton



Combe, Prior Park, King Edward's, Kingswood and The Royal High School. The village is equidistant to historic and vibrant Bath and fashionable Frome, both accessed by a regular bus service.

Available for an initial 6 month tenancy with a view to extending on a periodic month on month tenancy. EPC Rating B. Council Tax Band F (please see Bath & North East Somerset website for current cost)

Mains electric, gas and metered mains water.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

It should be noted that there is some building work currently being undertaken at the neighbouring property.

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

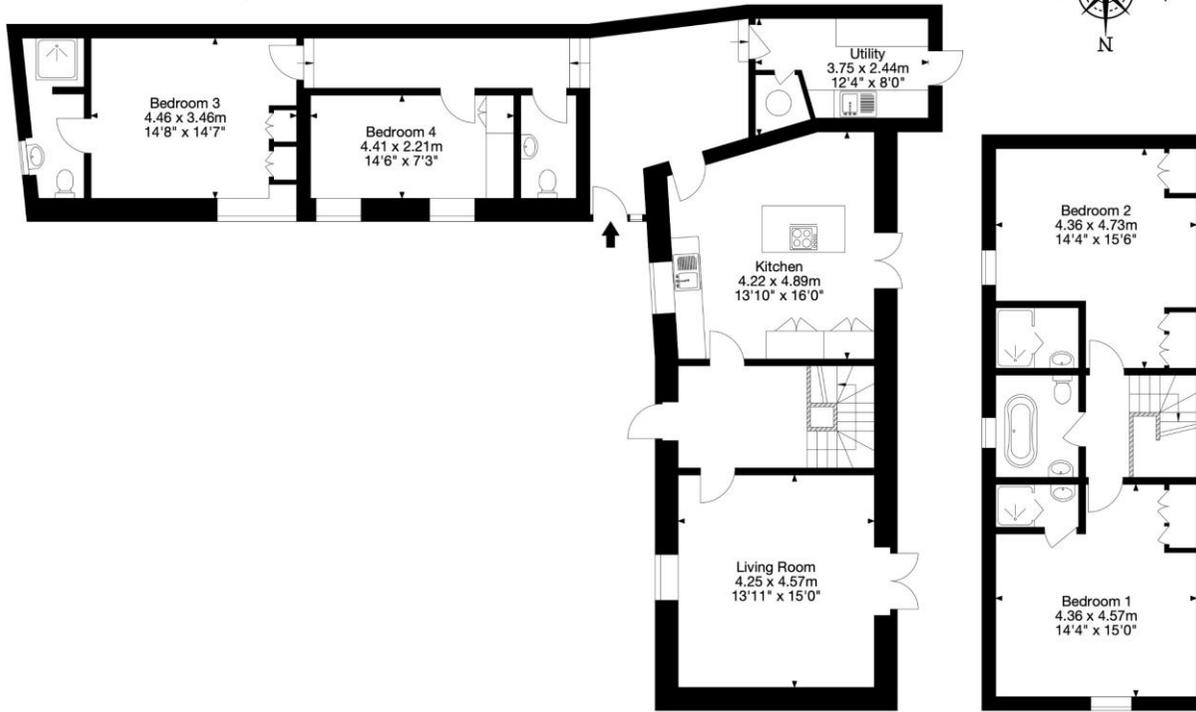
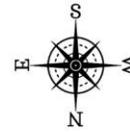
Viewing Strictly by appointment

Local Authority - Council Tax Band F

Directions



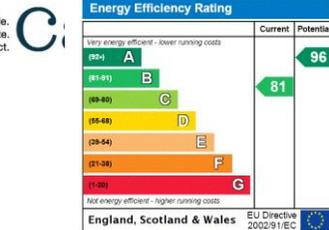
The Stables, Farleigh Hungerford, Bath, BA2 7RW
 Gross Internal Area (Approx.)
 Main House = 165 sq m / 1,776 sq ft



Ground Floor

First Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.



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Classification L2 - Business Data

IMPORTANT INFORMATION

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