



**DRY ARCH HOUSE**  
Farleigh Wick

**Carter Jonas**

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## **DRY ARCH HOUSE, 17 DRY ARCH, FARLEIGH WICK, BRADFORD-ON-AVON, WILTSHIRE, BA15 2PX**

- Bath 3.8 miles  
- Bradford on Avon 3 miles  
- London (Paddington) from 90 minutes from Bath Spa Station

Porch • Reception hall • Kitchen/dining room • Drawing room • Snug/fourth bedroom • Mezzanine • Main bedroom • Two further bedrooms • Bathroom • Shower room • Cloakroom

Gated driveway • Workshop • Home office • Large gardens • Approximately 1/2 acre

EPC rating E

### **DESCRIPTION**

A handsome period detached house with a superb contemporary extension to the rear that has been thoughtfully refurbished. Throughout the house are a wealth of period features to include open fireplaces, stone mullion windows, exposed beams and wooden floor boards, whilst the extension creates a modern open plan kitchen and living space, excellent for entertaining and opening onto the garden, of which it overlooks. The accommodation is on three floors, all the rooms having generous proportions and light and bright spaces. This is particularly apparent in the extension, where the glazed floor to ceiling windows and doors open onto a paved patio.

Large double gates open onto a gravel driveway and parking area in front of the house. To the side of the driveway is a large single storey workshop/utility.

## **A DETACHED PERIOD HOUSE WITH CONTEMPORARY ADDITIONS OPENING ONTO LOVELY LARGE GARDENS WITH RURAL VIEWS**







The well maintained gardens lead around both sides of the house to the rear, where that is a lovely enclosed patio off the kitchen, leading beyond to a large level lawn. A large wooden pavilion style summerhouse, used presently as a home office, is situated in an elevated position at the top of the garden overlooking the house and woodland beyond. A lower level of the garden has a pergola covered in a vine, used as a further entertaining area. One side of the garden is flanked by woodland with paths leading along to Browns Folly and the end of the garden backs onto and overlooks open fields.

#### **SITUATION**

The house is conveniently located between Bath and Bradford-on-Avon in the South Cotswolds AONB, and the village of Monkton Farleigh is less than a mile away, which offers a primary school, pub and church. The charming market town of Bradford-on-Avon is just over 3 miles away and has a full range of shops and amenities, a leisure centre and library.

Cumberwell Golf Club is under a mile with its extensive 18 hole golf course suited to all levels. The City of Bath, a World Heritage Site famed for its Georgian architecture and Roman history is approximately 3.8 miles away. It enjoys a variety of cultural, business and recreational facilities along with excellent schooling in both the state and private sectors plus two universities. These include Prior Park, Monkton Combe, King Edwards School, The Royal High School for Girls and Kingswood, as well as Marlborough, Millfield and St Mary's Calne further afield. There is a regular rail service to London Paddington (journey time of 90 minutes) and Bristol Temple Meads (journey time of 15 minutes).

#### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains water and electricity. Oil fired central heating. Private drainage

**Council Tax:** Band G

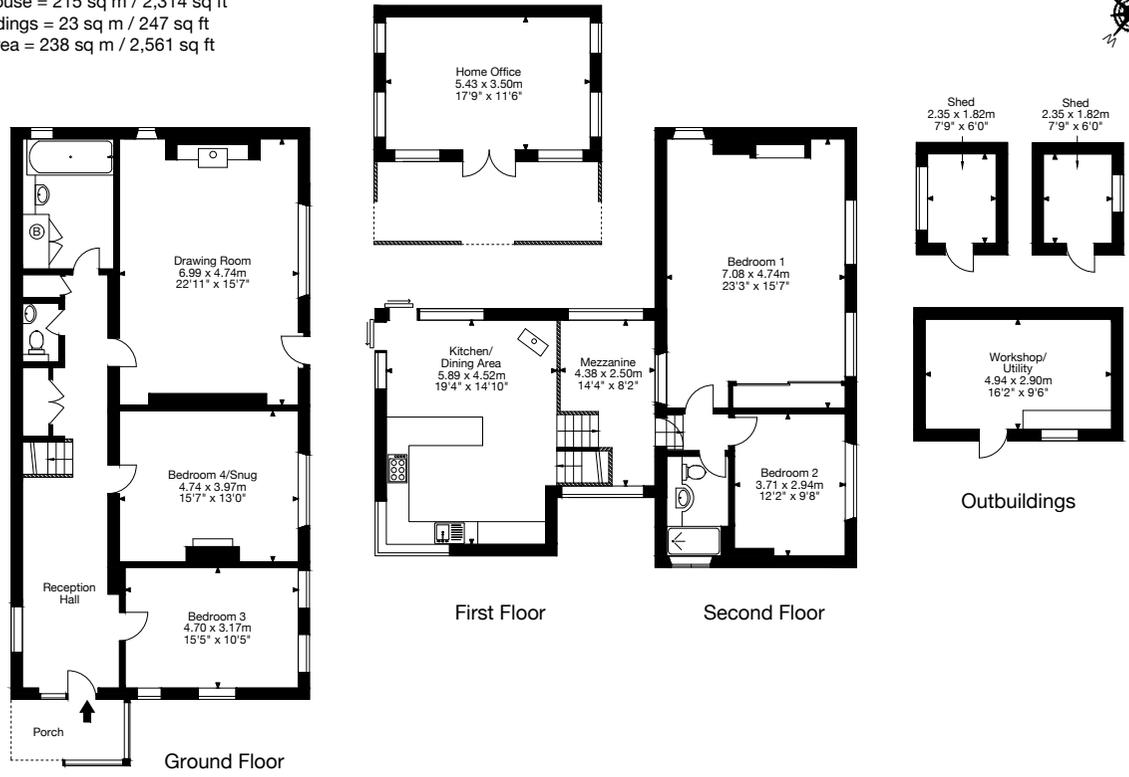
**Viewing:** Strictly by appointment with Carter Jonas

**Directions:** From Bath proceed East on the A4 and turn right to Bathford on the A363 towards Bradford-on-Avon. At the top of the hill the property is found on the left hand side before reaching the turning to Monkton Farleigh.





Dry Arch House, Farleigh Wick, Bradford-on-avon, Wiltshire, BA15 2PX  
 Gross Internal Area (Approx.)  
 Main House = 215 sq m / 2,314 sq ft  
 Outbuildings = 23 sq m / 247 sq ft  
 Total Area = 238 sq m / 2,561 sq ft



Capture Property Marketing 2023. 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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