

MILL HOUSE, NORTHEND
Batheaston

Carter Jonas

Mill House, School Lane, Northend, Bath, Somerset, BA1 7ER

A substantial detached country house set within picturesque grounds extending to approximately 3 acres, complete with woodland, stream and outbuildings, situated in a highly convenient position on the edge of Bath.

- Bath City Centre 3 miles
- London (Paddington) from 76 minutes
- M4 (J18) 9 miles

Reception hall, drawing room, sitting room, dining room, kitchen/breakfast room, utility room, conservatory, cloakroom, principal bedroom with dressing room and en suite, five further bedrooms, three bath/shower rooms, gardeners WC, garage, workshop, stores and outbuildings.



Description

Mill House is a wonderfully individual detached family home occupying a private and idyllic setting amongst mature gardens and woodland in the sought-after hamlet of Northend, Batheaston.

Approached via a private gated driveway, the property enjoys excellent privacy and seclusion whilst remaining within easy reach of Bath city centre and the amenities of Batheaston village and Northend. The house extends to over 5,100 sq ft including the garage and outbuildings and provides extensive accommodation arranged over three floors.

The ground floor offers a variety of generous reception spaces including two substantial sitting rooms, a drawing room, dining room and a large conservatory overlooking the gardens. The kitchen/breakfast room sits at the heart of the house and offers excellent scope for reconfiguration should a purchaser wish to create a more contemporary family living arrangement.

On the upper floors are six bedrooms, including a particularly impressive principal suite with dressing room and en suite bathroom. The remaining bedrooms are served by a combination of family bathrooms and shower rooms, providing ample accommodation for family living and guests.

Whilst the property has been well maintained, it would now benefit from a programme of updating and refurbishment. As such, Mill House represents a rare opportunity for an incoming purchaser to create a truly exceptional country home tailored to their own tastes and requirements.

Outside

The gardens and grounds are undoubtedly one of Mill House's most remarkable features and extend to approximately 2.5 - 3 acres. The property is approached through a pair of wrought iron gates, opening onto a private forecourt providing ample parking and turning space. A charming stone bridge crossing St Catherine's Brook leads to the gravel driveway.

Immediately in front of the house, adjacent to the brook, is a generous expanse of lawn, whilst behind the property lies a delightful formal garden approached via a stone archway with wrought iron gate. The gardens have been thoughtfully arranged with gravel pathways, paved terraces, established flower borders, ornamental trees and climbing roses, creating a series of attractive outdoor spaces from which to enjoy the peaceful surroundings.

To the northern side of the property is a large area of sloping lawn descending towards the brook, bounded in part by attractive stone walls and interspersed with mature trees, fruit trees and seating areas. Beyond this, the grounds continue into an extensive area of lawn with a number of specimen trees. Catherine's Brook meanders through the grounds, dividing the woodland from the gardens before flowing over a sluice gated waterfall and weir, creating a beautiful focal point to the setting.

The grounds are further complemented by a detached garage, covered log store, store room, lean-to greenhouse and two additional sheds, providing excellent storage and practical ancillary space. Beyond the formal gardens lies an area of mature woodland, with pathways weaving through the trees. Overall, the gardens and grounds provide an exceptional combination of privacy, maturity and natural beauty.





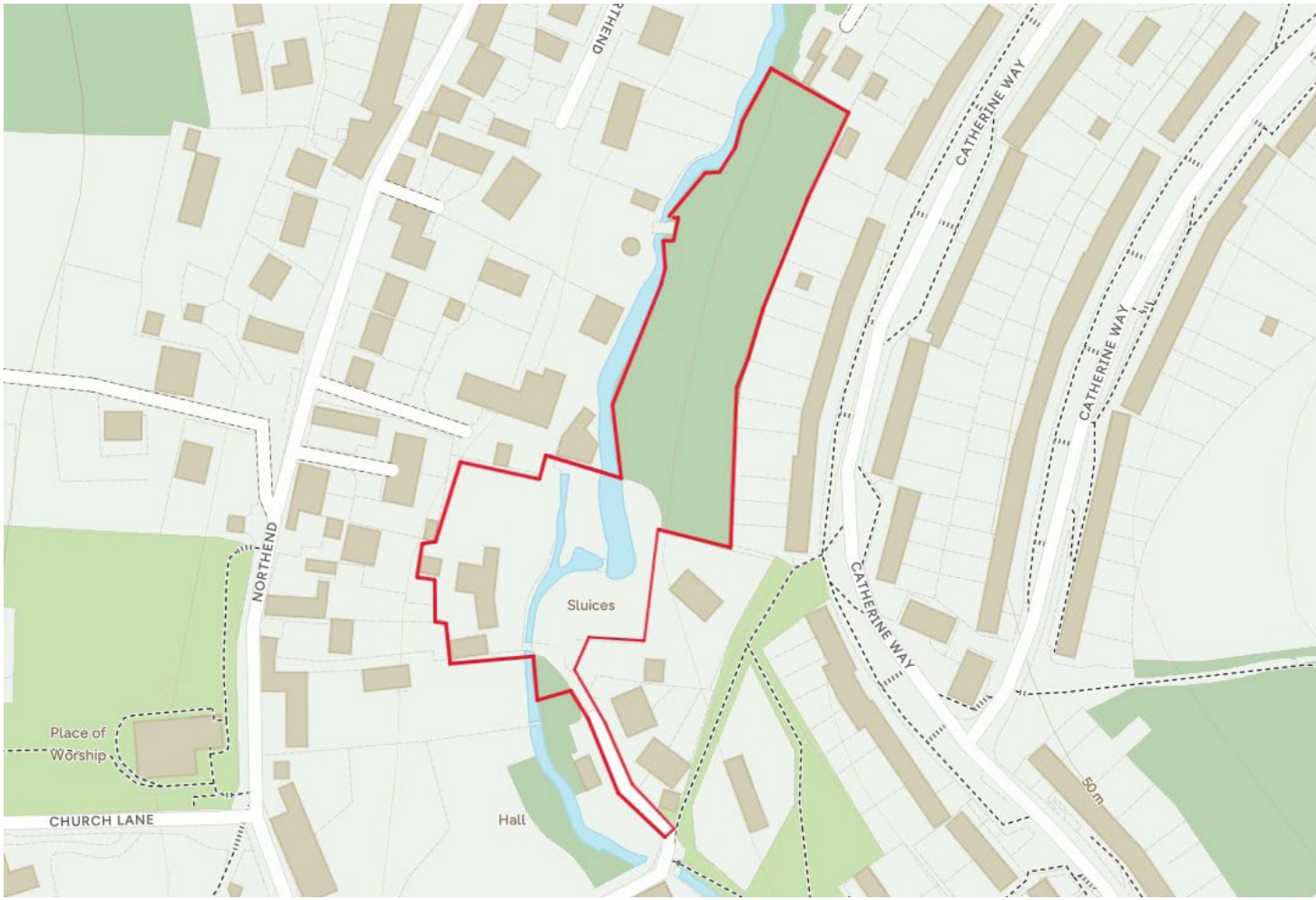


Location

Northend is a highly desirable hamlet in Batheaston on the eastern fringes of Bath, surrounded by attractive countryside yet within easy reach of the city centre. Batheaston provides a range of day-to-day amenities including a village shop, public house, primary school and doctors' surgery, whilst Bath offers an extensive range of retail, leisure, cultural and educational facilities together with mainline rail services to London Paddington.

Additional Information

Tenure: Freehold
EPC: D
Council Tax: D
Local Authority: Bath & North East Somerset
Note: In November 2024, St Catherine's Brook flooded due to unusually heavy rainfall causing water ingress to part of the ground floor of the property.





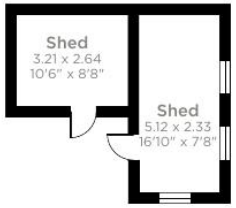




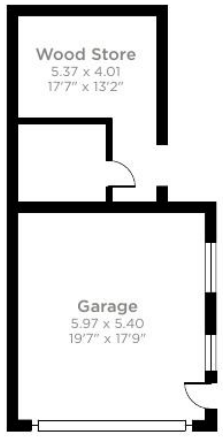
School Lane, Northend, Bath, BA1

Approximate Area = 4091 sq ft / 380 sq m (excludes void)
Garage = 347 sq ft / 32.2 sq m
Outbuildings = 675 sq ft / 62.7 sq m
Total = 5113 sq ft / 474.9 sq m
For identification only - Not to scale





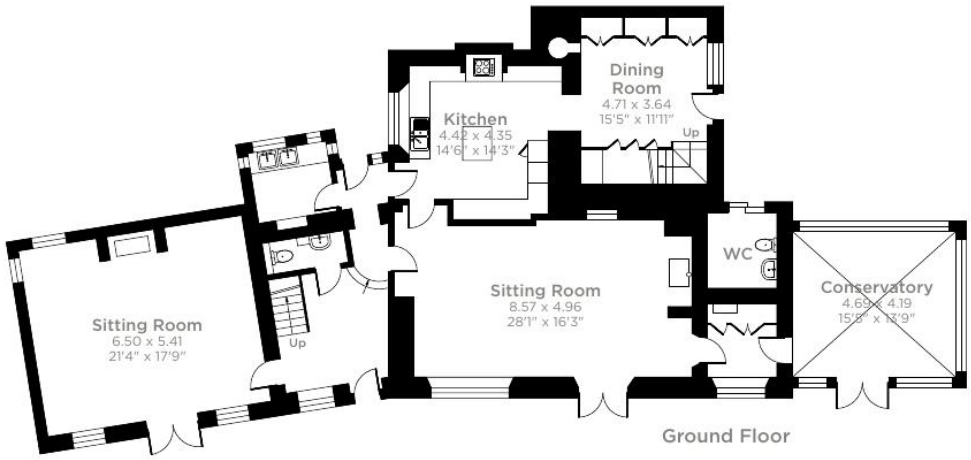
Outbuilding 3 / 4



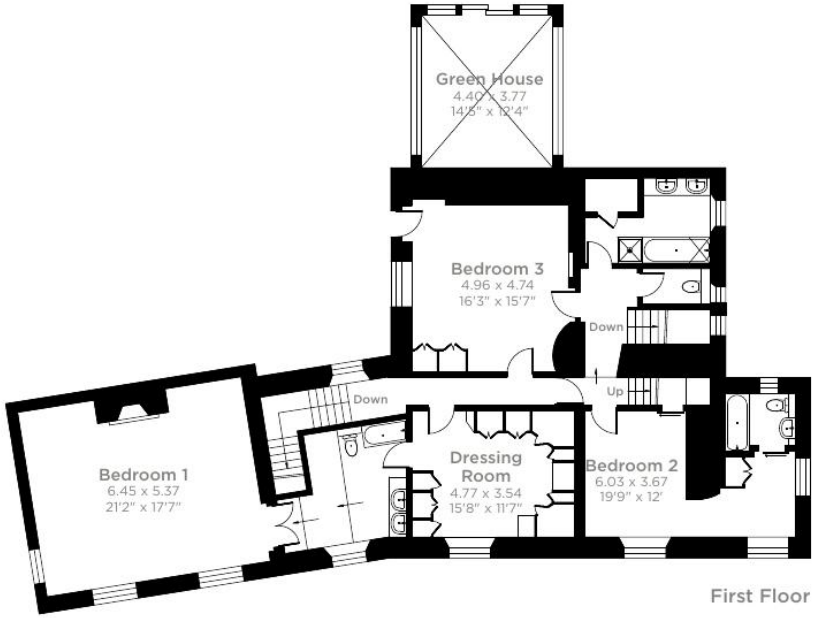
Garage / Outbuilding 1



Second Floor



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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