

# HAMSWELL FARM

---

HAMSWELL • BATH





# HAMSWELL FARM

HAMSWELL • BATH • BA1 9DG

Bath City Centre 6 miles | M4 (J18) 4.5 miles | Bristol city centre 10 miles

*A Grade II Listed 17th century farmhouse with adjoining annexe, cottages, numerous outbuildings, and extensive stabling set in a glorious Cotswold countryside just to the north of Bath.*

## SUMMARY OF ACCOMMODATION

### MAIN HOUSE

Entrance hall | Drawing Room | Dining Room | Kitchen/Breakfast Room | Garden Room  
Principal Bedroom with en suite Bath/Shower Room | Four further bedrooms (one en suite) | Family Bathroom  
Utility Room | W.C | Cellar

### ANNEXE

Living Room | Kitchen/Breakfast Room | Conservatory | Two bedrooms | Bathroom

### BAY TREE COTTAGE

Hall | Living Room | Kitchen/Dining Room | Three bedrooms | Bathroom | Garden | Parking | Storage

### ASHLEY COTTAGE

Hall | Open plan kitchen/living/dining room | Two bedrooms | Bathroom | Garden | Parking | Storage

### OUTBUILDINGS & GARDENS

Garaging | Workshop/studio | Single storey storage rooms | Extensive stabling | Equestrian arena and facilities  
Gardens | Paddocks and land in all about 16 acres

This property is available as a whole or in three separate lots.

**Savills Bath**  
21 Milsom Street  
Bath, BA1 1DE

alistair.heather@savills.com  
01225 474500



**Carter Jonas**  
5-6 Wood St  
Bath, BA1 2JQ

david.mackenzie@carterjonas.co.uk  
01225 747251





## DESCRIPTION

A long, sweeping drive through open fields provides access to Hamswell Farm, a 17th century farmhouse built of local rubble stone elevations under a pitched tile roof. It is perched on the far side of the hill to give it a peaceful and quiet setting and to admire the commanding views across the valley. The property forms a fine five bedroom family house with an adjoining two-bedroom annexe to the rear. The balanced front façade has a central front door opening into the welcoming reception hall with a fine staircase with a mahogany handrail gently sweeping up to the first floor landing. It has a flagstone floor and opens either side into the drawing room and dining room, both having generous proportions, open fires, good ceiling heights and double doors opening onto the south facing garden. The hall then leads through to the large open plan garden room with glazed floor to ceiling doors onto the raised terrace admiring the view. At the rear of the house is a superb kitchen/breakfast/family room with an AGA and fitted oak storage cabinets with a door leading on to the stone patio to the side with kitchen garden. Beyond the kitchen are useful ancillary rooms to include the boot room, utility room and the loo and cloakroom.

The first floor has a superb principal bedroom with a substantial en suite bathroom with a walk in shower cubicle and views down the valley. The far side of the large and light landing has two further bedrooms, one having an en suite and a staircase leads up to two further double bedrooms and a family bathroom, as well useful loft storage space.

At the rear of house, with access off the boot hall, or self contained access from its conservatory reception, is a charming two bedroom annexe with its own private garden and parking area behind.

To the front of the main house, facing due south, is a lovely well tended lawn garden that is enclosed and leading onto a further wild meadow garden area, beyond which is a studio/workshop with light, power and water. There are numerous storage barns and garaging surrounding the large open parking that the main drive opens into.

Above the parking area are two semi detached cottages, currently arranged as successful holiday let accommodation, each with their own private gardens and parking, as well as two storage barns.

Below the house, accessed off a separate drive, are numerous further barns, storage and workshops and an old Nissen hut, fitted with 9 stables. There are two further stable blocks and below this is a menage. There are four smaller paddocks that lead down to a larger, gently sloping field, all having water and taking in the incredible view.

## SITUATION

This is a perfect setting, perched on the side of a gently sloping hill, having amazing rural views across a rolling green landscape, just to the North of Bath in the south Cotswolds, an Area of Outstanding Natural Beauty. Access into Bath is easy, via Lansdown, whilst a short distance to the north is the A420 leading to Bristol or Chippenham and just beyond this is Junction 18 of the M4. Bath has very good schooling, the nearest being Kingswood School, The Royal High School for Girls, and St Stephens Primary School. On the northern edge of Bath is Lansdown Golf Club, Lansdown Tennis Club and Lansdown horse racing course. The property is surrounded by stunning countryside with amazing riding and walking from the property, The Cotswold Way runs just below the property leading straight into Bath.

## GARDENS

The gardens are arranged in three distinct areas: the main house garden, enjoyed from the drawing and dining rooms, features well-planted borders with a variety of flowers, shrubs, and trees. Beyond, a sweeping wildflower meadow extends around two-thirds of the house, creating a relaxed and attractive natural setting. A separate kitchen garden, located to the side, includes raised beds for vegetables, alongside soft fruits, and fruit trees.



**Hamswell Farm, Hamswell, Bath BA1 9DG**

**Gross Internal Area (Approx.)**

**Main House** = 406 sq m / 4,370 sq ft

(Incl. Restricted Height Areas)

**Annexe** = 67 sq m / 721 sq ft

**Garage** = 36 sq m / 387 sq ft



**Hamswell Farm, Hamswell, Bath BA1 9DG**

**Gross Internal Area (Approx.)**

**Ashley Cottage** = 64 sq m / 688 sq ft

**Bay Tree Cottage** = 89 sq m / 957 sq ft

**Stores** = 88 sq m / 947 sq ft

**Outbuildings** = 565 sq m / 6,081 sq ft



**IMPORTANT NOTICE:**

Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.They assume no responsibility for any statement that may be made in these particulars.These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate.The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure created May 2026. Photos dated May 2026. Capture Property 01225 667287.

**IMPORTANT NOTICE:**

Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.They assume no responsibility for any statement that may be made in these particulars.These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate.The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure created May 2026. Photos dated May 2026. Capture Property 01225 667287.



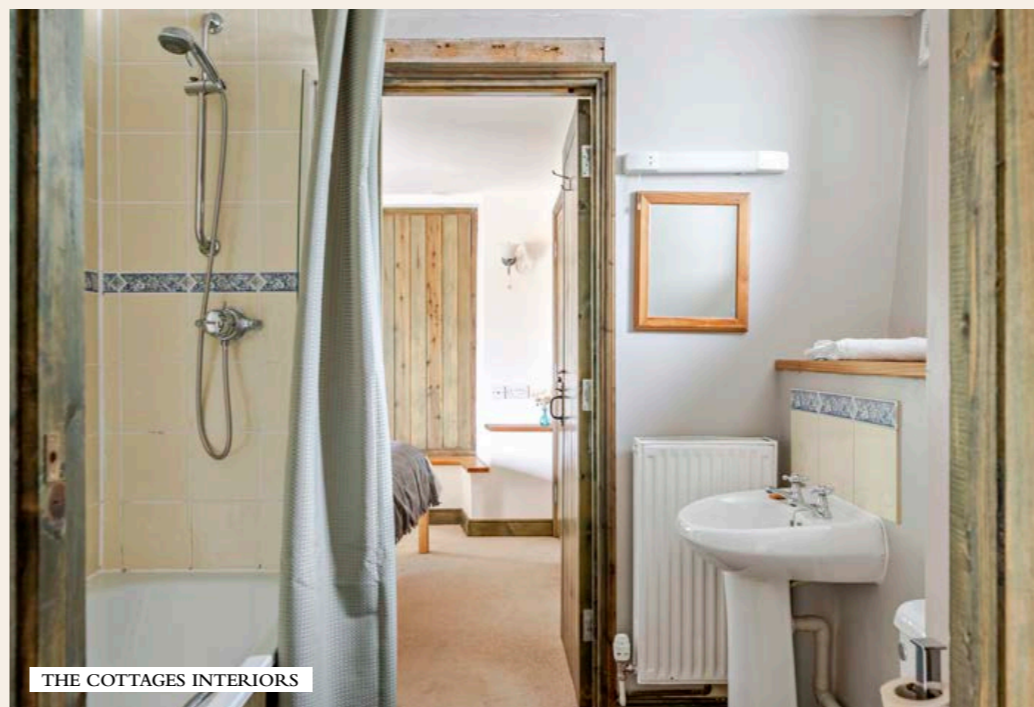
THE COTTAGES



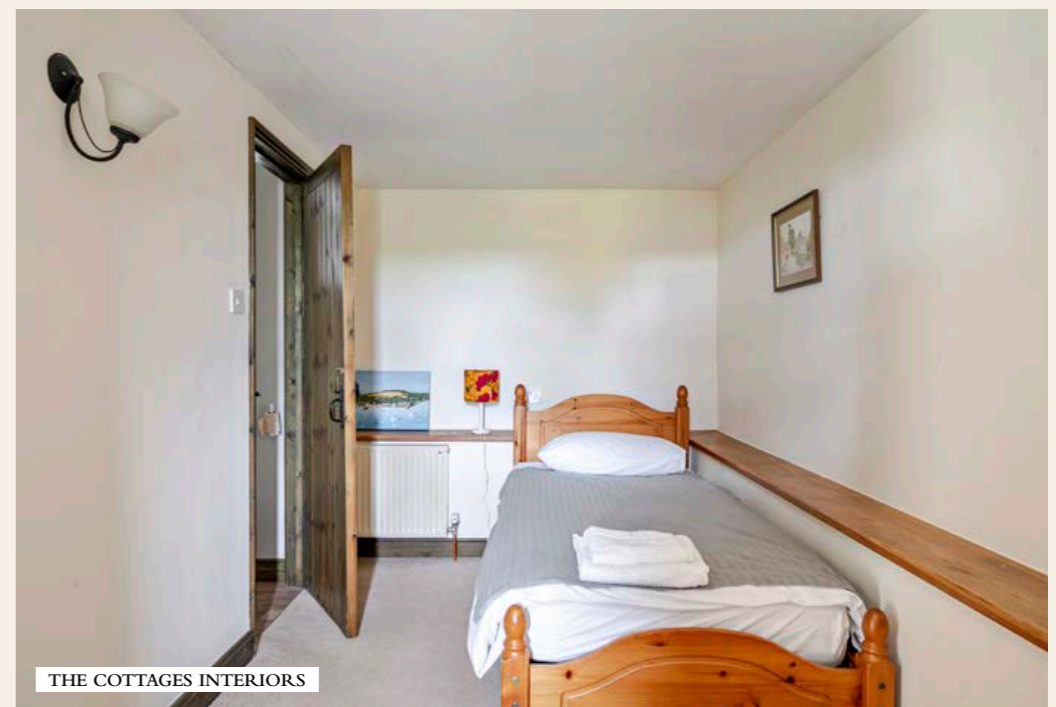
THE COTTAGES INTERIORS



THE COTTAGES INTERIORS



THE COTTAGES INTERIORS



THE COTTAGES INTERIORS

## PROPERTY INFORMATION

**Tenure:** Freehold with vacant possession upon completion.

**Designations:** The farm is in an AONB.

**Rights of way:** There are no public footpaths crossing the property.

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

**Local Authority:** South Gloucestershire Council  
T: 01454 868009.

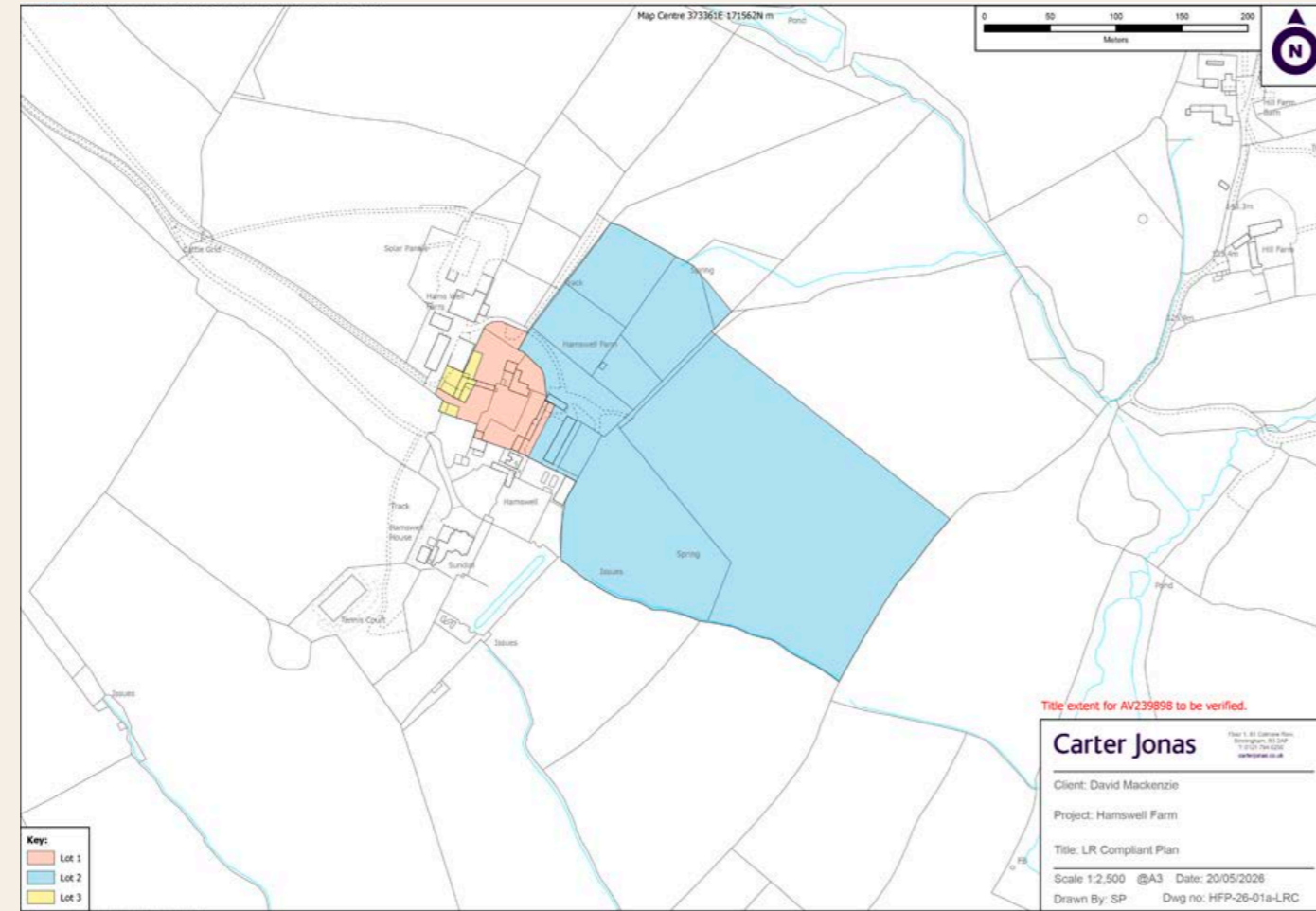
**Council Tax Bands:** Hamswell Farm - G, Ashley Cottage - A, Baytree Cottage - A, Old Dairy Annexe - A

**EPC Ratings:** Hamswell Farm - E, Ashley Cottage - D, Baytree Cottage - D, Old Dairy Annexe - D

**Directions:** BA1 9DE

Leave Bath from Lansdown Road, passing the Race Course on the left. Where the road bears round to the left, turn right signposted Hamswell. Drop down the hill and up the other side and after a short distance the drive on the right hand side of the road marked Hamswell House. Proceed along the drive and take the left fork to Hamswell Farm.

**Viewings:** Strictly by appointment through the selling agents Savills and Carter Jonas.





OUTBUILDINGS



OUTBUILDINGS



NISSSEN HUT STABLES



STABLES AND ARENA



savills

Carter  
Jonas