

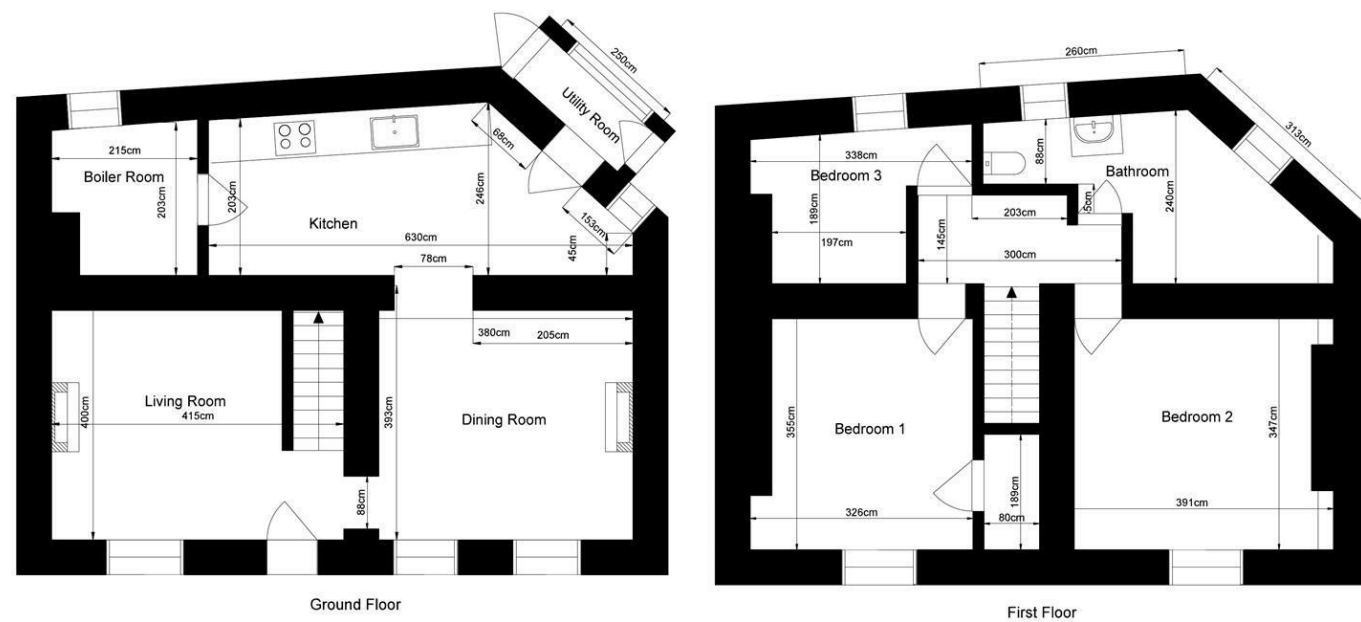
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Oakhill Cottage The Street, Farmborough, Bath, BA2 0AL



Total Area: 102.3 m² ... 1101 ft²
All measurements are approximate and for display purposes only
inc Garden Office 1283 sqft



Offers In Excess Of £600,000

A true gem of a period cottage, centrally located within the village and beautifully presented to a high standard while retaining its original charm and character. Outside, the property boasts a generous garden complete with a superb garden office.

- Beautifully presented period cottage
- Generous south facing wrap around gardens
- Stunning high quality family bathroom
- Garden office with power and heating
- Solar panels, Biomass heating and battery storage
- Packed full of period charm and character
- Centrally located within the vilage

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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Oakhill Cottage The Street, Farmborough, Bath, BA2 0AL

Dating back to circa 1747, Oakhill Cottage is a beautifully restored and thoughtfully modernised period home set within a generous plot and positioned on one of Farmborough's most attractive historic streets. Originally owned by the prominent Popham family until 1911 and later forming part of the Oakhill Brewery Estate until 1952, the property combines rich heritage with carefully considered modern living.

Constructed from locally sourced white lias limestone with refined Bath stone ashlar detailing, the property showcased the enduring craftsmanship of the Georgian period. The exterior has been recently and expertly repointed using traditional lime mortar, enhancing both the aesthetic integrity and long-term durability of the building while remaining faithful to its heritage. The solid construction typical of the period is evident throughout, with thick external and internal stone walls contributing to both the character and sense of permanence, while windows are set deep within the structure and finished internally with tiled sills. A newly installed composite front door in Chartwell Green provides a tasteful and sympathetic modern addition to the façade.

In 2021, the property underwent carefully considered refurbishment, seamlessly blending period character with modern performance. This included the installation of bespoke double glazed sash windows, full internal insulation, new electrics, updated heating systems and complete replastering throughout.

The ground floor is finished with elegant solid limestone flooring and has been thoughtfully opened to create a flowing, door free layout that enhances light, space and connectivity between the living areas. At the heart of the home is a handcrafted solid wood kitchen, centred around a 110cm electric Rangemaster cooker and complemented by a dedicated pantry, making it ideal for both everyday living and entertaining.

The living and dining areas are anchored by impressive Bath stone ashlar fireplaces each enhanced with hand cut Welsh oak mantels adding warmth and craftsmanship to the space. The living room further benefits from a wood burning stove fitted with a a steel liner creating a cosy focal point, while both rooms also feature bespoke alcove shelving in matching Welsh oak reinforcing the cohesive high quality finish throughout.

The kitchen connects to a dedicated boiler room housing an efficient biomass wood pellet heating system while a lean-to conservatory to the rear is currently utilised as a practical utility space.

Upstairs, the property continues to impress with two generously sized double bedrooms and a third smaller bedroom, ideal as a nursery, guest room or home office. The second bedroom further benefits from a useful walk-in wardrobe or toy cupboard, adding valuable storage and flexibility for family living. All rooms are finished with neutral carpeting and energy efficient LED lighting, creating a clean and versatile backdrop for a range of interior styles. The two principal bedrooms retain original Bath stone fireplaces, also finished with hand cut Welsh oak mantels, while the main bedroom is further distinguished by an exposed white lias limestone chimney breast, finished with traditional lime pointing - a striking and authentic feature.

A spacious landing enhances the sense of light and proportion leading to a beautifully appointed family bathroom. Styled in keeping with the period of the home, the bathroom features a freestanding bath, traditional suite including toilet and sink and a large custom built shower. High quality chrome and steel fittings from Crosswater including freestanding taps and shower fixtures complete the space creating a refined and timeless balance of period charm and modern luxury. The loft space has also been well insulated further contributing to the overall energy efficiency of the home.

Externally, the property is exceptional. The gardens wrap around the front, side and rear of the house extending to approximately a third of an acre and offering a rare combination of structure, usability and natural beauty.

To the front, a recently installed 9m x 3m elevated Indian sandstone terrace provides an ideal setting for outdoor dining and entertaining. The property benefits from a desirable south facing orientation with the front patio and garden acting as a true sun trap throughout the day enhancing its appeal for both relaxation and social gatherings. The front lawn is framed by David Austin roses adding colour and character.

The side garden offers a more tranquil space with a pond, established flower beds and additional lawn. The side and rear boundaries have been replanted with native hawthorn hedging in 2021 creating a natural, wildlife friendly environment whilst also providing privacy and a sense of enclosure.

The rear garden has been thoughtfully arranged into a series of terraced areas creating distinct zones for both productivity and relaxation. A well maintained vegetable garden with raised hardwood sleeper beds sits alongside a gravelled seating area ideal for social gatherings. Beyond this, a small orchard includes two plum trees, two apple trees and two pear trees leading into a wildflower meadow that enhances the sense of space and connection to nature.

A particularly attractive addition to the garden is a recently constructed A-frame garden office (approx 4m x 4m) complete with electrics, heating and high levels of insulation. finished in green box profile sheeting and complemented by an external decking area, the space provides an ideal environment for home working or creative use with double doors opening directly onto the garden.

Further benefits include an efficient biomass heating system as well as a recently installed solar energy system (2024) comprising 3.6kW of solar panels and 5kW of battery storage. The system is fully owned (not leased) offering both environmental benefits and long term energy cost savings. Modern smart home features include Nest smoke alarms throughout and external Nest CCTV providing additional comfort and peace of mind.

Oakhill Cottage is situated along a particularly attractive historic street characterised by a gentle brook and a collection of similar period cottages creating a quintessential village setting. Parking is available on street in an area that have been used by residents for over a century.

Historically, the property formed part of a larger L shaped residence under the ownership of the Popham family. Following its acquisition by the Oakhill Brewer Company, the building was subdivided into a number of workers' cottages, before being partially reduced in the mid-20th century and later reconfigured into the single dwelling seen today. Historic photographs illustrating the original footprint and scale of the property are available.

Farmborough itself is a highly desirable Somerset village surrounded by open countryside and offering an excellent balance of rural charm and every day convenience. The village benefits from a well regarded primary school, local shop and traditional pubs all contributing to a strong sense of community. There are numerous walks and outdoor pursuits directly from the doorstep with the surrounding landscape providing a picturesque and peaceful setting.

The area is also well known for its excellent food scene with a number of highly regarded pubs and restaurants nearby including The Pig near Bath, The Wheatsheaf at Combe Hay and The Pony in Chew Valley; all offering high quality dining within a short drive.

Despite its rural feel, the property is exceptionally well connected with the City of Bath approximately 10-15 minutes drive away and Bristol within easy reach making it an ideal location for commuters seeking a quieter lifestyle without compromising accessibility.

Oakhill Cottage offers a rare opportunity to acquire a home of character, scale and future potential in a highly desirable village setting.

LIVING ROOM 4.15m x 4m (13'7" x 13'1")

A warm and inviting living room featuring a Bath stone ashlar fireplace with wood burning stove. Finished with a hand cut Welsh oak mantel and bespoke alcove shelving with limestone flooring throughout creating a cosy yet refined space for everyday living.

DINING ROOM 3.93m x 3.8m (12'10" x 12'5")

A characterful dining room centred around a Bath stone fireplace with hand cut Welsh oak mantel. Bespoke alcove shelving in matching oak adds practical storage while limestone flooring and the open plan layout create a bright, inviting space ideal for dining and entertaining.

KITCHEN 6.3m x 2.46 (20'8" x 8'0")

A beautifully crafted solid wood kitchen forming the heart of the home featuring a 110cm Rangemaster cooker and dedicated pantry. Limestone flooring flows throughout with a bright, open layout ideal for both everyday and living and entertaining.

UTILITY ROOM 2.5m x 1.6m (8'2" x 5'2")

A practical utility space set within a lean-to conservatory providing a light filled area for laundry and everyday use. Conveniently positioned off the kitchen with access to the garden enhancing functionality and ease of living.

BOILER ROOM 2.3m x 2.15m (7'6" x 7'0")

A dedicated boiler room housing a biomass wood pellet heating system neatly positioned off the kitchen to provide a practical and discreet utility space while supporting the homes overall energy efficiency.

BEDROOM ONE 3.91m x 3.87m (12'9" x 12'8")

A spacious and characterful principal bedroom featuring an exposed whilst limestone chimney breast with traditional lime pointing and a Bath stone fireplace with Welsh oak mantel. Finished with neutral carpeting and soft lighting creating a calm and inviting retreat.

BEDROOM TWO 4.06m x 3.55m (13'3" x 11'7")

A generous double bedroom featuring a Bath stone fireplace with hand cut Welsh oak mantel and a useful walk-in wardrobe or toy cupboard. Finished with neutral carpeting and soft lighting creating a versatile and comfortable space for family living.

BEDROOM THREE 3.38m x 1.97m (11'1" x 6'5")

A well proportioned third bedroom ideal as a nursery, guest room or home office. Finished with neutral carpeting offering a bright and versatile space to suit a range of uses.

BATHROOM 4.47m x 2.4m (14'7" x 7'10")

A spacious beautifully styled family bathroom featuring a freestanding bath, traditional suite with toilet and sink and a large custom built shower. Finished with high quality chrome fittings from Crosswater creating a refined blend of period charm and modern comfort.

GARDEN OFFICE 3.9m x 3.9m (12'9" x 12'9")

A fully insulated A-frame garden office with electrics and heating, finished in green box profile sheeting. Featuring double doors opening onto a decking area creating a bright and private space ideal for home working or creative use.

REAR GARDEN 40m x 35m (131'2" x 114'9")

A thoughtfully terraced rear garden featuring a vegetable garden with raised hardwood beds, gravel seating area, orchard with plum, apple and pear trees and a wildflower meadow, all bordered by native hedging for privacy and a natural setting.

FRONT GARDEN 15m x 9m (49'2" x 29'6")

A beautifully landscaped south facing front garden with a 9m x 3m elevated Indian sandstone terrace creating a true sun trap. Framed by lawn and David Austin roses, it offers an ideal space for outdoor dining and relaxed entertaining.

COUNCIL TAX BAND

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

TENURE

Freehold

ADDITIONAL INFORMATION

Local authority bath and North East Somerset
Broadband Ultrafast 1000 mps Source Ofcom
Mobile phone EE O2 Three Vodafone. All good outdoor signal. Source Ofcom
The property is located within a coal mining reporting area

