



CRAWL FARM

Winkworth





# Crawl Farm, Crawl Lane, Somerset, BA3 2XH

 WHAT3WORDS [///plans.craft.artichoke](https://plans.craft.artichoke)

A five bedroom former farmhouse in need of renovation set in a plot of approx. 3 acres with out buildings including stableblock and Garaging and a Manege.

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5 Bedrooms | 4 Reception rooms | Utility room | Kitchen | Cloakroom

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Midsomer Norton 2 miles, Bath 9 miles, Bristol 16 miles, London 130 miles. Mainline trains: Bath Spa to London (Paddington) Approx. 90mins. International Airports: Bristol International 18 miles, London Heathrow 105 miles.

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## DESCRIPTION

This former farmhouse has been used until very recently as a refuge for children. It is therefore in need of some conversion works to return it to a family house. The out-buildings are extensive and have been used as classrooms so would need some work if required to be stables again. The property is situated in a quiet Somerset Hamlet called Clandown approx 8.5 miles south of Bath. The property has extensive accommodation arranged over two storeys with a large farmhouse style kitchen, Utility room with cloakroom, snug, office, sitting room and garden room (a large Drawing room with exposed rafters) all situated on the ground floor. Upstairs there are 5 bedrooms a bathroom and shower room.

## EQUESTRIAN FACILITIES

The equestrian facilities are a particular feature of Crawl Farm with a traditional L shape stable yard, barn and manege. There is a traditional stable block with 5 loose boxes. Drive through high ceilinged barn and store and attached double garage.

The plot is approx. 3 acres in total with three gated entrances.





## LOCATION

Crawl Farm is situated south west of the Roman City of Bath in the popular hamlet of Clandown and occupies a delightful rural position amongst the rolling countryside. The property enjoys good communication links with the nearby A367 & A37 providing ready access to Bath and Bristol. Main-line train services are available from Bath Spa and Bristol Temple Meads.

## TENURE

Freehold

## SERVICES

All main services are connected

## LOCAL AUTHORITY

Bath & Northeast Somerset Council

## VIEWING

Strictly by appointment with Winkworth Bath

## FIXTURES & FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## COUNCIL TAX

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## EPC RATING

TBC





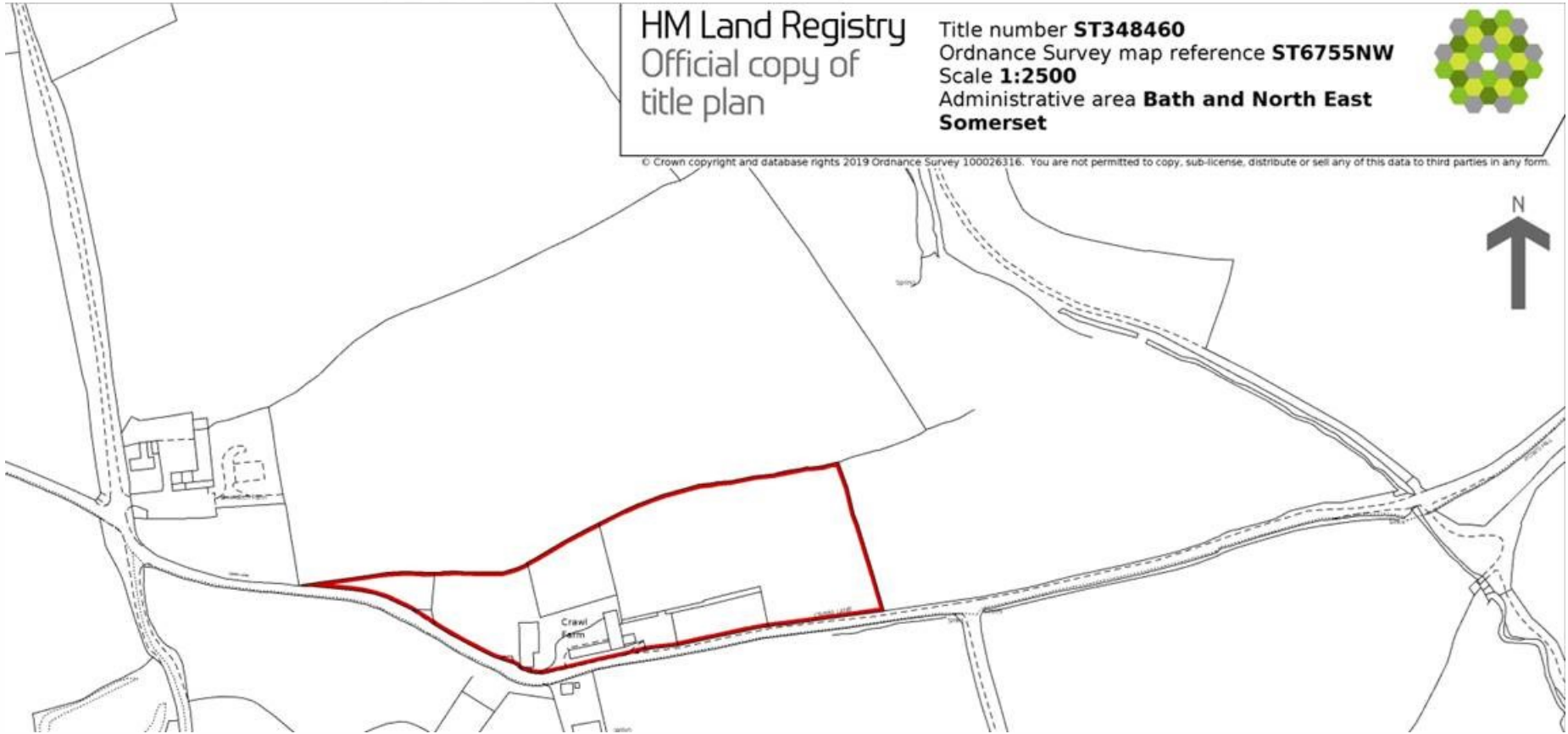


HM Land Registry  
Official copy of  
title plan

Title number **ST348460**  
Ordnance Survey map reference **ST6755NW**  
Scale **1:2500**  
Administrative area **Bath and North East  
Somerset**

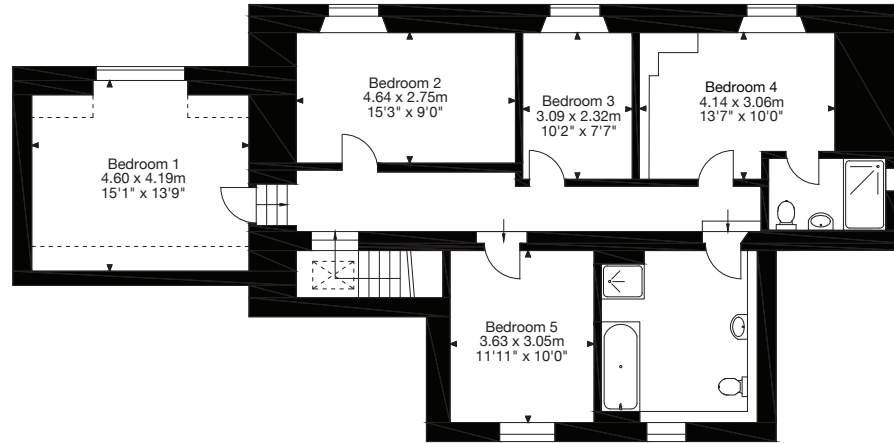


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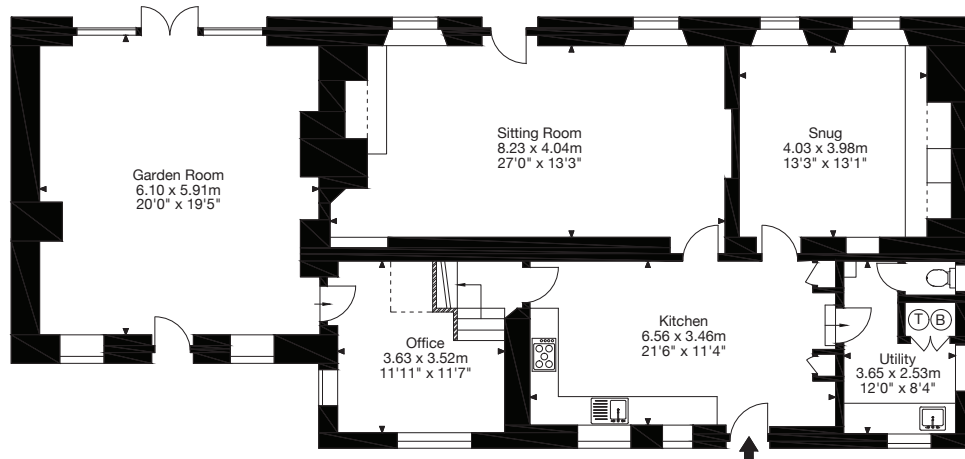




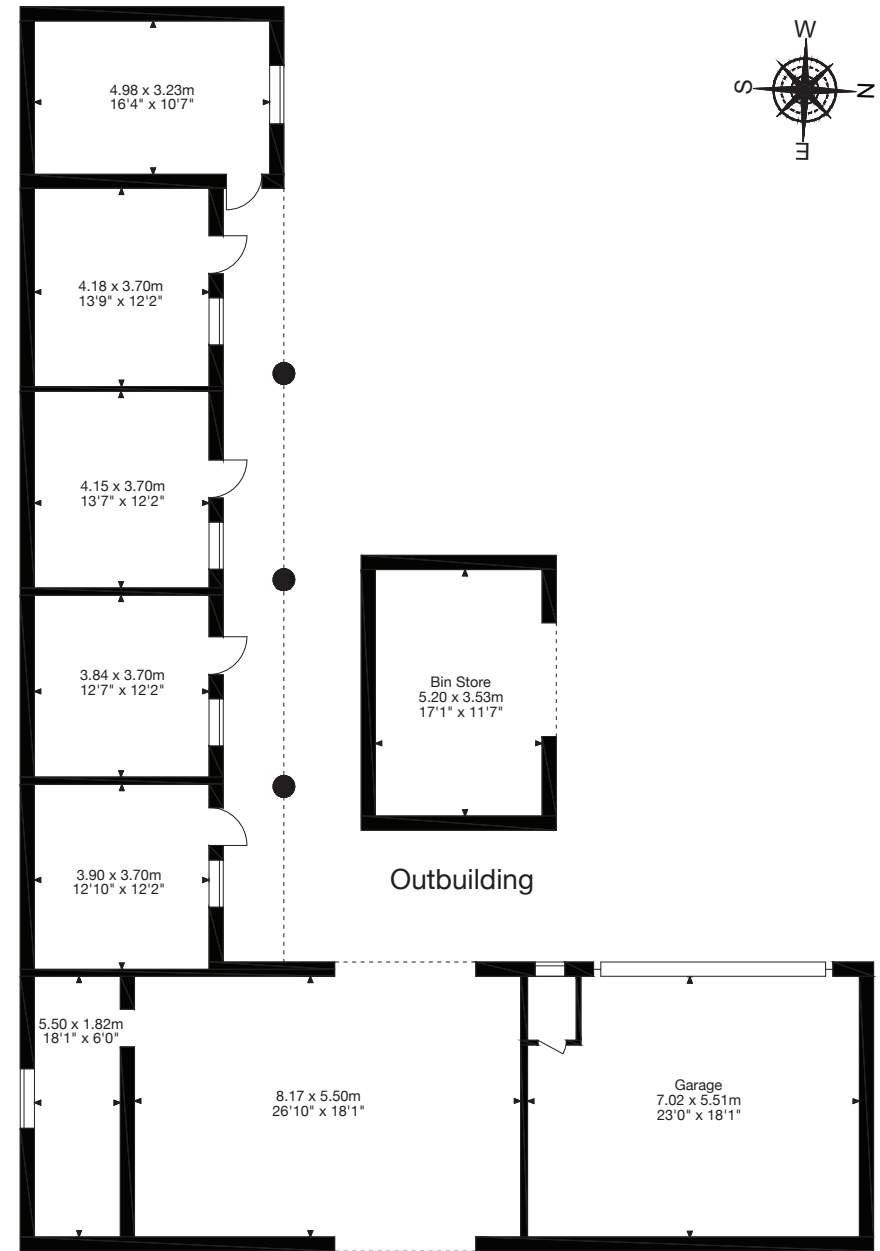
Crawl Farm, Clandown, Radstock BA3 2XH  
 Main House = 245 sq m / 2,637 sq ft  
 Stable = 135 sq m / 1,453 sq ft  
 Garage = 39 sq m / 416 sq ft  
 Outbuildings = 18 sq m / 193 sq ft  
 Total Area = 437 sq m / 4,699 sq ft



First Floor

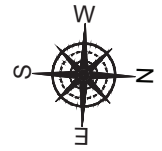


Ground Floor



Stable Block

Garage





# Winkworth

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