

INIGO



Frankleigh House

BATH ROAD, BRADFORD-ON-AVON, WILTSHIRE

£785,000 SHARE OF FREEHOLD

Spanning some 1,950 sq ft, this handsome four-bedroom apartment lies on the ground and first floors of Frankleigh House, an exquisite building on the green periphery of Bradford-on-Avon. Its rooms are especially spacious and have towering proportions that foster an exaggerated sense of volume and airiness. A series of characterful stone mullion windows stud its walls, capturing views across the enchanting communal grounds, which span seven acres and encompass organic allotments, an orchard, a small woodland, a forest garden, a rose garden, an orangery, and a beautiful open-air swimming pool. The town centre is a seven-minute drive (or a 20-minute walk) away and brims with period architecture, independent shops, and brilliant places to dine out.

Setting the Scene
Bradford-on-Avon is a charming Saxon town with graceful architecture akin to its Georgian neighbour, Bath. First made prosperous by the 18th-century textile production boom, the town is largely defined by honey-hued stonework. The industrial engine of the town diversified further with the introduction of the rubber industry in the late 19th century.

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Frankleigh House lies on the leafy fringes of the town. First constructed c. 1685, the building was significantly extended in the mid-19th century by architect Henry Clutton for the Bailward family. The building later served as a series of private schools before it was divided into several houses. It now forms part of a cohousing community, which operates a way of living that balances community and privacy; more information is available on request.

Exquisite detailing has been retained throughout this apartment; among the most remarkable period features are the moulded ceilings and ornate cornices that crown its living spaces. Throughout, a refined palette of materials and colours has been employed with the building's origins in mind.

The Grand Tour

A private driveway lined with lush trees and foliage forms the approach to this magnificent 17th-century building. A series of dramatic pitched roofs, parapets and chimneys cuts an imposing yet elegant figure, with intricately carved stone gargoyles and eagles perched atop the house.

Stone steps lead from a grass terrace to a grand shared entrance, which unfolds into a communal hallway with decadent marble columns, wood-panelled walls and leaded windows. The apartment has its entrance on the ground floor, in the east and south-east wings of the house.

Entry is to a private hallway with oak floorboards underfoot. Bright yellow accents add a splash of colour to otherwise neutral walls, and a glass-panelled wooden door opposite the main entrance bathes the hall in light and provides private access to the garden beyond.

A door leads from the entrance hall to a generous open-plan living space with towering ceilings and stone mullion windows that look out to the garden. Distinct kitchen, sitting and dining areas are delineated but kept in conversation with one another. On one side of the room, a log burner in the fireplace is perfect for hunkering down. Timber kitchen units and a claret-coloured gas Aga hone a rustic charm, while a wood-topped kitchen island adds a decidedly contemporary edge.



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Across the hall is a remarkable library, an ideal retreat for bibliophiles and those seeking solitude. Timber-framed windows capture views of the peaceful garden beyond, and white geometric ceiling mouldings contrast with walls washed in Farrow & Ball's Studio Green. Here lies a fireplace with a wooden mantelpiece, and built-in shelving provides space for hearty tomes.

The ground floor is also home to a WC and a utility room with additional cabinetry and a ceiling clothes airer for garment drying.

An internal staircase leads to the bedrooms and bathrooms on the upper levels. The main bedroom has windows on three sides, framing wonderful treetop views and drawing in an abundance of natural light. Fitted wardrobes provide ample storage space, and there is an en suite shower room and WC attached. An adjacent bedroom has wood-panelled windows and an original picture rail, and an additional bedroom has integrated sage-green cabinetry. A bathroom with timber floorboards, white-tiled walls, a pedestal sink and a bathtub also sits on this floor.

An additional small staircase leads to fourth double bedroom, a bright and enveloping space with walls washed in a striking yellow hue.

The apartment also has a large private cellar with a window, currently used as a workroom, which is thought to have once been the wine cellar for the main house. There is also a shepherd's hut with space for guests.

The Great Outdoors

Remarkable communal grounds of seven acres extend around the building, creating a feel of total remoteness. Areas of lawn are dotted with mature trees ripe for sitting beneath on warmer days, including redwoods and Cedars of Lebanon. There is also a beech tree field, along with an orangery, a rose garden, parkland and a newly planted forest garden – a woodland composed of 500 trees and plants that provide fruits, nuts and medicinal products.

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The area is a haven for wildlife, with barn owls, tawny owls, woodpeckers, Muntjac deer, hedgehogs, dragonflies, grasshoppers and butterflies, which have all been sighted within the grounds. For those seeking self-sufficiency, an orchard and organic allotments provide home-grown produce. An open-air swimming pool is wonderful for a midsummer dip.

Two parking spaces in a large communal car park are allocated to residents of the apartment, and there is an additional overflow car park.

Out and About

The town centre has a thriving local community of independent shops, cafés and eateries in what is one of the UK's most attractive small towns (it was described in The Guardian's 'Let's Move To...' column as "the loveliest town in the whole country"). It has an excellent selection of independent cafés and shops, with popular recent additions including Little Rituals and Pipit Bakery.

The Bunch of Grapes, a well-renowned pub and restaurant, was named as one of the best places in the country for Sunday lunch in the Observer Food Monthly awards. Timbrell's Yard, on the riverside, is popular amongst local residents, as is the highly regarded Merkins Farm Cafe. The town is well-equipped for daily amenities, with a good selection of supermarkets and independent grocers. For local produce, Hartley Farm is two miles away and has an excellent offering.

The town is very well positioned for access to the surrounding countryside, with extensive walking and cycling paths along the canal tow path. The Peto Gardens at Iford Manor, the Tithe Barn and the Saxon Church are also local highlights. For metropolitan needs, Bath is around 30 minutes away from the house by car, while Bristol can be reached in around an hour.

There are three state-run schools in Bradford-on-Avon (two primary and one secondary) within a 15-minute walk of the apartment, along with well-regarded private options in Bath.

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Trains run direct from Bradford-on-Avon to London Waterloo with journey times of approximately 2 hours 25 minutes or to London Paddington, via Bath, in an hour and 50 minutes.

Tenure: Share of Freehold

Lease Length: Approx. 980 years remaining

Service Charge: Approx. £2,400 per annum.

Ground Rent: N/A

Council Tax Band: C

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.