

# THE GRANARY

BATH • BA2 8QP







# THE GRANARY

UPPER BAGGRIDGE • WELLOW • BATH • BA2 8QP

*A beautifully refurbished 18th Century Grade II listed former threshing barn, imaginatively designed with many innovative and architecturally enhanced features, enjoying stunning views from an elevated position above and to the south of Wellow village*

Flexible accommodation with magnificent drawing room to full height  
Free standing fitted kitchen

4 good sized bedrooms • 2 bathrooms with wet room area  
Shower/wet room • Utility Room • Gallery

#### Outside Space

Garaging for 2 vehicles • Gardens • Courtyard  
Potential ménage • Paddock

In all approx 2.5 acres



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Your attention is drawn to the Important Notice on the last page of the text.

## Description

The Granary at Upper Baggridge Farm is an exceptional 18th Century listed building of considerable importance to the locality. It was the subject of thorough refurbishment and restoration approximately 6 years ago and has been further improved in recent times by the current owner, retaining so much of the charm and features of the original building.

The Granary has many innovative features and has liberal use of seasoned oak timber to lintels, windows and doors to the exterior and with flagstone floors or German engineered old olive plank tongue and groove flooring.

The property should be viewed to be fully appreciated, not only the building and quality of the workmanship, but the location, grounds and views.









## Accommodation

### Drawing Room

Original mellow honey coloured stone walls to eaves and exposed ceiling beams and purlins to apex height, approximately 27ft 6" from floor level. Glazed screen to the front with door to the graveled courtyard. Further glazed screen to rear overlooking gardens and paddock beyond providing a wonderful view and natural lighting. Flagstone floors, subtle lighting, niches, porthole window and a wood burning stove.

Oak staircase to Gallery and First Floor

Two steps from Drawing Room to:-

### Kitchen

Matching stone flag floor, full height stone walls, double glazed screen, exposed ceiling beams, ties and rafters. Low voltage lighting. Superbly fitted with keen attention to detail with a range of floor and wall cupboards in natural oak, granite worktops, double and single sinks with mixer taps, 4-oven cream coloured Aga.

### North Wing

Inner Hall with flagstone floor.

Utility Room with flagstone floor, exposed beams.

Bedroom 2 - exposed ceiling beams to apex.

En suite cloakroom with one exposed stone wall. Mosaic tiled surround to wc, wash basin, cupboard under.

South Wing - approached from Drawing Room

Inner Hall - flagstone floor and exposed stone wall

Boiler Room containing sophisticated ground source heat pumps with Worcester pressurised cylinder providing under floor heating throughout. Flagstone floor.

Shower/wet Room with attractive Travertine tiled walls, large monsoon shower head, wc, wash basin, part flagstone floor.

Lower Hall with stone wall, flagstone floor, door to exterior

Bedroom 3 with exposed beams, fabulous views, stone steps up to

En Suite Bathroom with slipper bath, shower/wet room with large monsoon shower head, stone wall, flagstone floor

Bedroom 4 with similar views to Bedroom 3 - exposed beams and stone wall

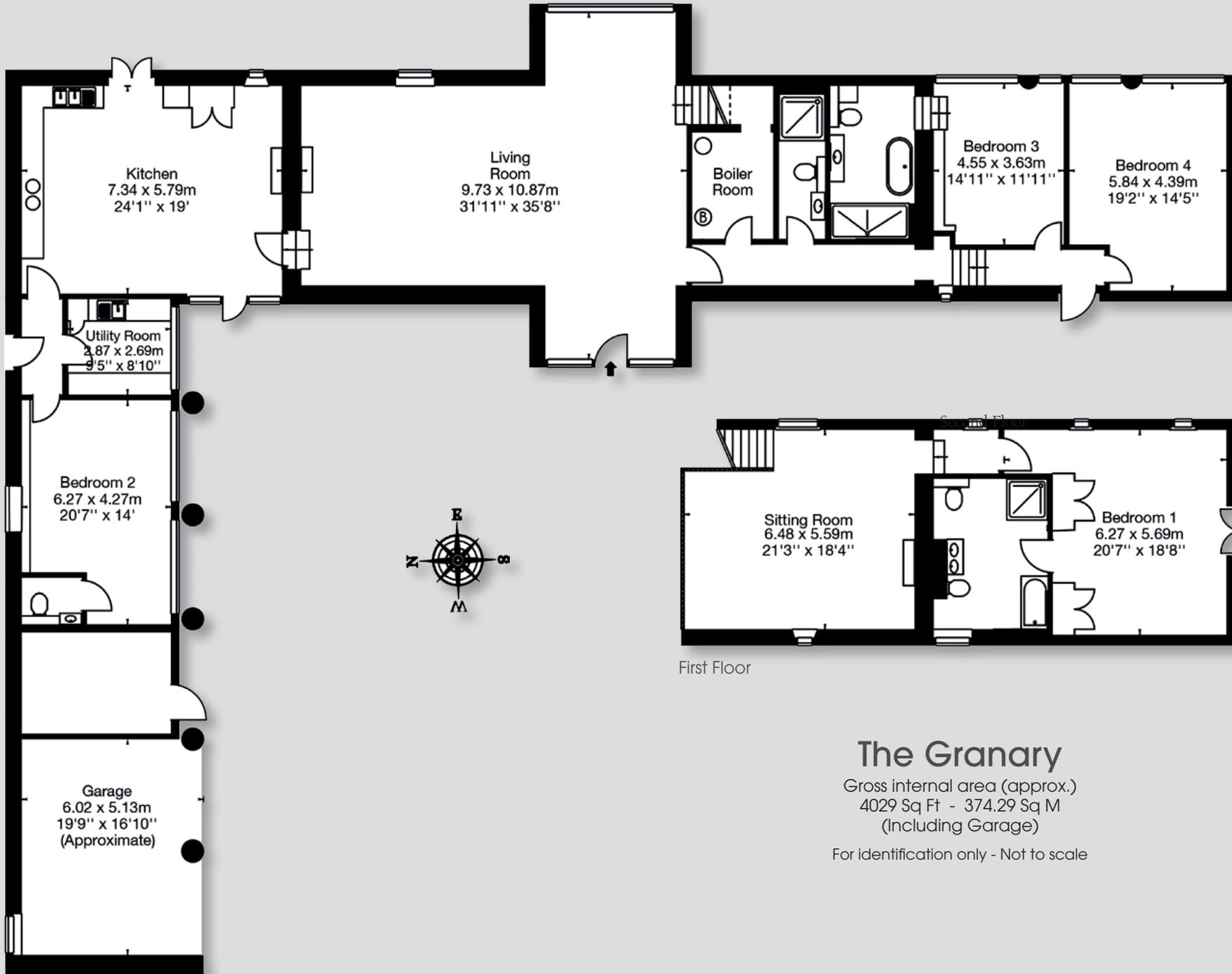
First Floor - approached from an easy rising oak stair case to the Sitting Room with port hole window, arrow slit window, exposed beams and wood burning stove. This room overlooks the fine Drawing Room.

### Lobby

Delightful Master Bedroom - amazing views towards the Wiltshire Downs and Salisbury Plain. Exposed beams and purlins.

En suite bathroom - centrally placed oval bath with mosaic and tiled surround, wc, wet room/shower room, twin wash basin, some timber lintels





Ground Floor

First Floor

## The Granary

Gross internal area (approx.)  
 4029 Sq Ft - 374.29 Sq M  
 (Including Garage)

For identification only - Not to scale



## Outside

Open fronted cow byre garage with traditional stone piers.

At the front of the property there is an open and extensive courtyard with compacted gravel, parking and turning space for many vehicles. Stone pathways in front and at the side of the property. 5 bar gated access to the rear with similar compacted gravel area. Raised lawn area with mixed planting of trees. Beyond there is a 5 bar gate to garden area, surrounded by dry stone and post and rail fence. Raised potential ménage area, small paddock with separate access beyond. In all about 2.5 acres.



## Situation

The Granary is located high above the village of Wellow which lies approximately 1 mile north of this tiny hamlet containing a cluster of buildings including a farmhouse, converted farm buildings and surrounded by undulating countryside. There are stunning views to the south east towards the Wiltshire Downs, Salisbury Plains and The White Horse. The Granary is ideally placed in a quiet yet convenient position, well away from main road traffic and about 6 miles from Bath. The village of Wellow serves a community with every day needs including a shop, school, trekking centre, church and other facilities including a community bus.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north west.

## Directions

From Norton St Philip, travel west on the A366 for approximately 3 miles and upon reaching Tucker's Grave on the right, turn right immediately after the pub, follow this lane

for approximately 1 1/2 miles ignoring right and left turnings until you reach Upper Baggridge Farm and you will see The Granary ahead.

From Wellow, take the single track road which passes over the Ford via Mill Lane, take the first turning left and right at the next junction. Follow the road to the ridge and this leads into Upper Baggridge and The Granary.

## General Remarks and Stipulations

### Tenure

Freehold

### Services

Mains electricity. Private water and drainage. Pressurised heat source pump. Under floor heating.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

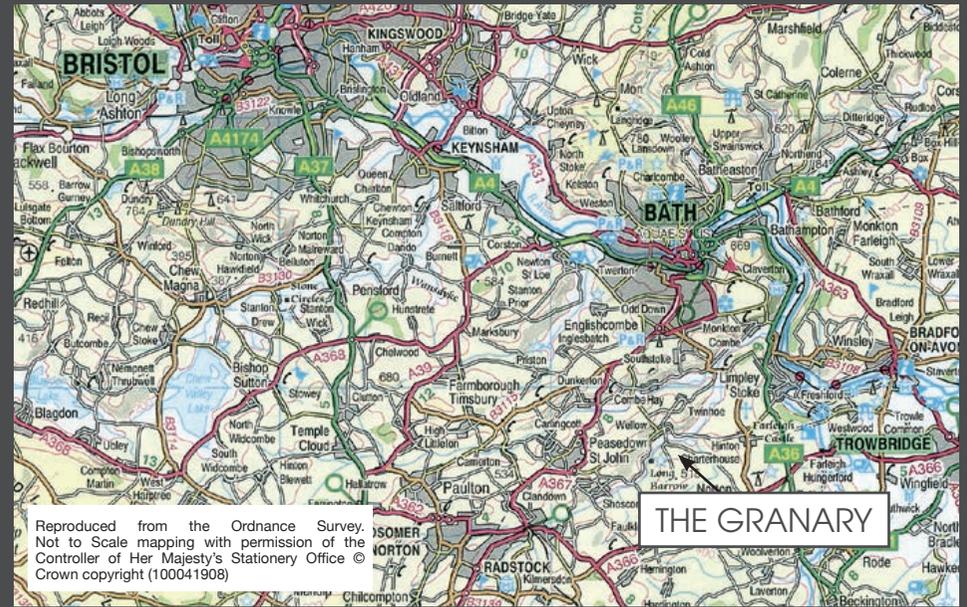
### Local Authority

Bath & North East Somerset Council:

Tel: 01225 477000 or [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

### Viewings

Strictly by appointment with Savills.



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