



BATH AND RURAL  
— ESTATE AGENTS —

Friary Wood  
Frome Road | Hinton Charterhouse | Bath | BA2 7TE



# Friary Wood

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**Friary Wood is a handsome 19th-century Bath stone country house set within ancient woodland between Hinton Charterhouse and Freshford.**

- Detached country house
- Eight bedrooms
- Seven bathrooms
- Four reception rooms
- Swimming pool
- Stables
- Gardens, paddocks and woodland
- About 15 acres

With later Edwardian additions this eight-bedroom property is surrounded by beautifully established grounds, combining the scale and elegance of a traditional country home with the practicality of modern family living. Owned by the same family for over eleven years, the owners describe Friary Wood as 'a warm and friendly house with a wonderful town-and-country feel.' Having enjoyed walking in the Iford, Freshford and Hinton Charterhouse area, they add, 'when Friary Wood became available, we jumped at the chance to live here for its quick and easy access to the city from a rural setting surrounded by vibrant villages.' During their tenure, the owners have carefully restored elements of the property to its original proportions, including reinstating the main staircase and opening up former bedrooms to create additional reception space for visiting family and friends. At the heart of the house is the kitchen, complete with a traditional six-oven Aga and family snug area. 'The kitchen has always been the social hub of the house,' the owners explain. 'It's where everyone naturally gathers.' Elsewhere, well-proportioned formal reception rooms offer quieter places to relax, while French doors open directly onto a sun-filled terrace from both the kitchen and drawing room.















Outside, the grounds have been thoughtfully restored, including the reclamation of the original walled garden now planted with wildflowers, roses, lavender and fruit trees. Circular walks weave through the woodland into the surrounding countryside and Friary Wood also boasts two paddocks, stables, a tennis court and a swimming pool, although the latter needs some upgrading.

The location offers the best of all worlds - spacious countryside living yet within easy access of Bath, excellent schools and a thriving local community. 'The proximity to Bath was the draw for us, enabling easy access to the city's rugby, theatres, restaurants, festivals, shops and markets, but with space to enjoy active family life.'

'We have hosted many celebrations here - the house is made for bringing people together.'

'The walled garden gives us enormous pleasure, especially in the evenings when the sun sets behind it and hot air balloons drift overhead.'

'Surrounded by our own acreage and neighbouring private estates, Friary Wood offers privacy, unspoilt permanence and security, within a designated Area of Outstanding Natural Beauty.'



#### **ADDITIONAL INFORMATION TENURE:**

Freehold

#### **SERVICES:**

Mains water, electricity and gas.

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



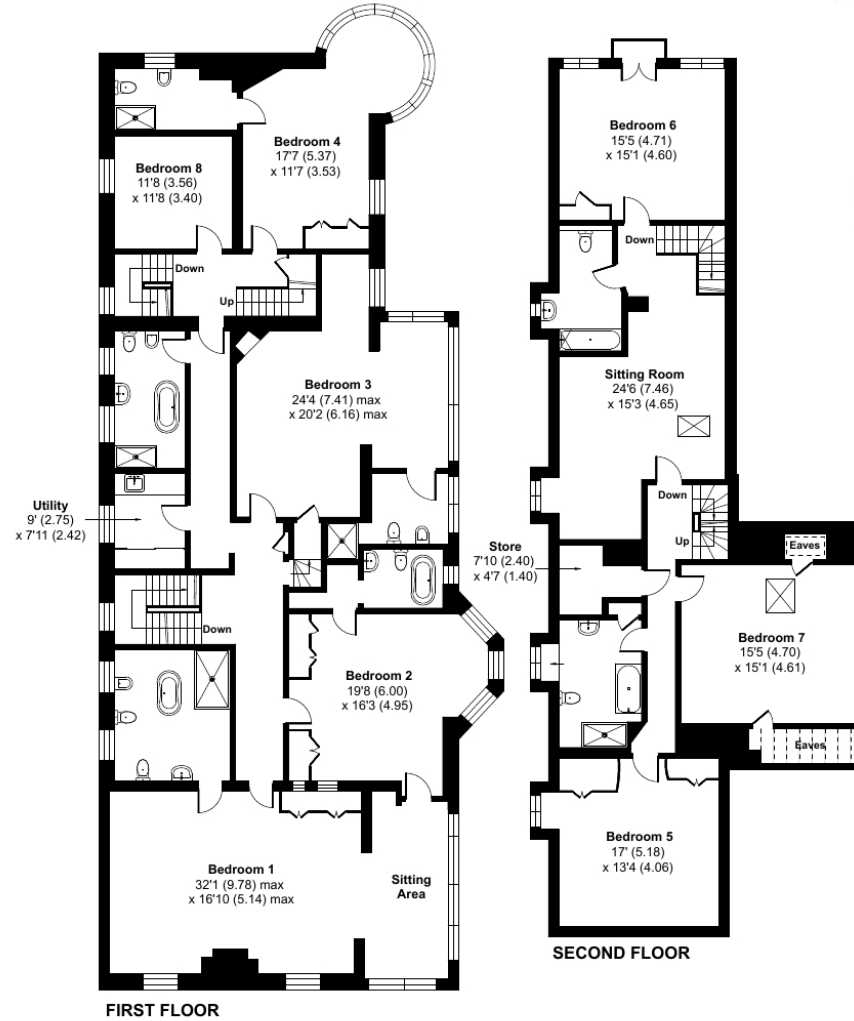
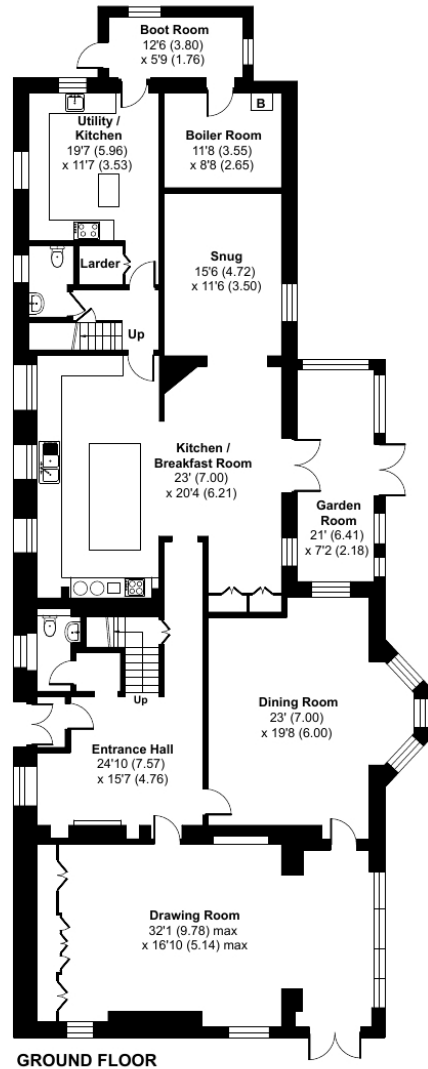




# Friary Wood Frome Road, Hinton Charterhouse, Bath, BA2

Approximate Area = 7005 sq ft / 650.7 sq m (includes restricted head height)

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Fine & Country Homes of Bath Ltd.. REF: 1455830

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BATH and RURAL Estate Agents

Tel: 01225 320032  
36 Gay Street, Bath BA1 2NT

office@bathandrural.com  
bathandrural.com



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