



BATH AND RURAL  
— ESTATE AGENTS —

**Church Mead House**  
Woolverton | Bath | Somerset | BA2 7QT



# Church Mead House

**Set in the small, friendly village of Woolverton, Church Mead House is a wonderfully adaptable five-bedroom Jacobean home, rich in history and full of character**

- Semi-detached GII listed period home
- Five bedrooms
- Four reception rooms
- Gardens
- Driveway

Thought to date from around 1700, the Grade II listed property was once a merchant's house serving the woollen industry that famously shaped the surrounding countryside.

The house is distinctive with its Dutch Mansard roof and thick stone walls, which offer peaceful seclusion and a welcome coolness in summer. 'What drew me here back in 1991 was how much potential the house offered,' says the current owner, who has called Church Mead House home for over 30 years.

Set across three floors, the layout is incredibly versatile, having adapted seamlessly to family life, home businesses, and changing needs over the years. 'The house has been so flexible – it's been a family home, a workspace, and it even has potential for an annex, or holiday rental. It's switched up for all sorts of different seasons of life.'

The kitchen has been updated several times, with the most recent improvements including skylights and new doors that open onto the beautifully designed garden, where careful planting offers year-round colour. 'The garden is one of my favourite places – it's full of interesting plants and looks out over fields of sheep and cows, with the avenue of trees leading to the church beyond. It's a lovely place to sit, especially at lunch or dinner on summer days.'















Conveniently located between Bath and Frome and set back from the A36, the owners say, 'The road is a positive, not a negative, as it immediately gets you to Bath, Frome, Bradford on Avon, and the surrounding villages.' 'We love the convenience – buses to Bath and Frome from just outside the house, great local schools, farm shops, supermarkets, village activities, and everything you need just minutes from the door.'

'There are six windows with views to the Westbury White Horse, and the orientation means the sunrise lights up the front while the sunsets bathe the back garden in golden light.'

'The studio is my favourite room for its light and outlook.'

'The community here is special – Woolverton is small but supportive. We've built great friendships and there's always something happening nearby, from village events to the choir and social gatherings at the Red Lion.'

'I've had many happy years here – it's been a home full of good memories and it's completely fulfilled everything I've needed.'

## ADDITIONAL INFORMATION

### TENURE:

Freehold

### SERVICES:

Mains electric, water, gas and private sewerage

### COUNCIL TAX:

Band G

### LOCAL AUTHORITY:

Mendip Council

### EPC RATING:

D

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.











## Woolverton, Bath, Somerset, BA2

Approximate Area = 2353 sq ft / 218.6 sq m (Excludes Void)

Limited Use Area(s) = 115 sq ft / 10.7 sq m

Outbuilding = 43 sq ft / 4 sq m

Total = 2511 sq ft / 233.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Fine & Country Homes of Bath Ltd.. REF: 1314612

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