



BATH AND RURAL
— ESTATE AGENTS —

The Old Parish Hall
Cold Bath | Farmborough | Somerset | BA2 0BD

The Old Parish Hall

Built circa 1850, The Old Parish Hall in Farmborough is a unique four-bedroom property that was originally used for the local community and later as a Temperance Hall.

- Four bedroom detached period home
- Accommodation arranged over three floors
- Spacious reception and dining area
- Two bathrooms
- Gated off-street parking with double garage

Converted into dwelling in the mid-1980s, it retains many of its original features, including original beams, stone steps, and stone mullioned windows, which add to its unique appeal and historical significance. These elements blend seamlessly with modern comforts, offering a home that is both convenient and full of character.

A three-storey building, it comprises an entrance hall, a large sitting/ dining room, and a light-filled kitchen on the ground floor. Three bedrooms, two with en suite bathrooms, and a shower room occupy the first floor. The second floor has two rooms: one is a bedroom, and the other is used as a games area, which could serve as a fifth bedroom. 'We were attracted to the character, charm, and spaciousness of the property, which has provided us with plenty of room for family and friends. Living here, we've really appreciated the wonderful views and walks, and lovely neighbours,' say the current owners.

The property boasts a generously sized garden, well-maintained and featuring a new greenhouse, hot tub, and a summerhouse with decking and a separate courtyard. Professionally fitted electric gates lead to a large parking area that can accommodate multiple vehicles, ensuring convenience and security for residents and guests alike. In addition, there is a multi-purpose double garage and a woodshed to the rear of the property.

Conveniently located within easy reach of Bath, Bristol, excellent schools, and Bath Spa University, Farmborough boasts a community shop, two pubs, and a recreation ground offering a tennis court and hall, all within walking distance.









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‘We’ve recently added a new wet room, kitchen, and an en-suite bathroom.’

‘The garden is geared towards relaxation and entertaining – it’s wonderful to sit in the hot tub or outside the summer house and look out over the fields.’

‘One of our neighbours holds an annual Christmas Eve open house, and our little hamlet gets together for celebrations such as the Jubilee.’

‘We will genuinely miss this charming house, but with our children leaving home to have their own families and retirement calling, it’s time to downsize.’

ADDITIONAL INFORMATION

TENURE: Freehold

SERVICES:

Mains electricity, gas, water and sewerage

LOCAL AUTHORITY: BANES

COUNCIL TAX: E

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.





Farmborough, Bath, BA2

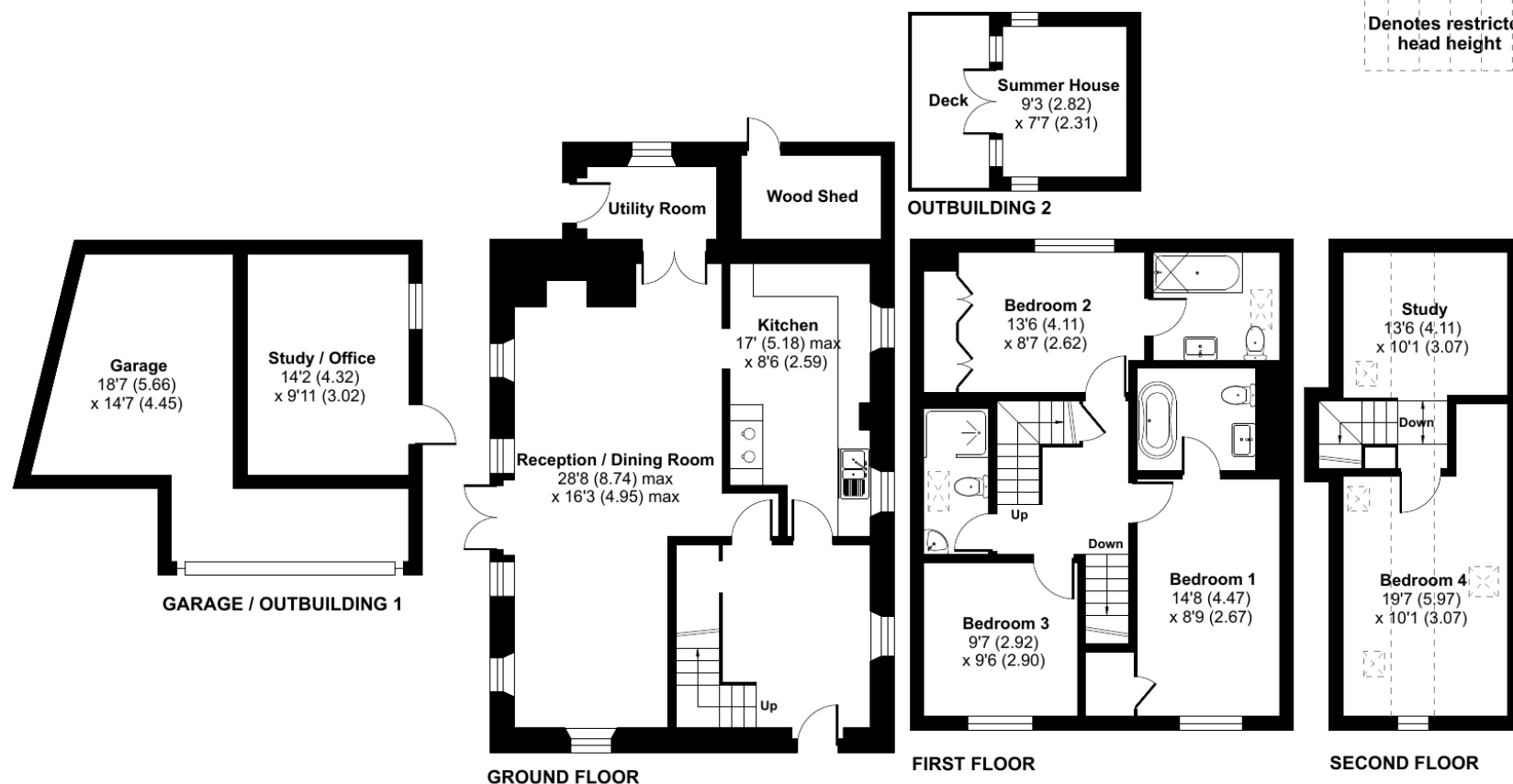
Approximate Area = 1386 sq ft / 128.7 sq m (excludes garage & Wood Shed)

Limited Use Area = 222 sq ft / 20.6 sq m

Outbuilding = 209 sq ft / 19.4 sq m

Total = 1817 sq ft / 168.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023.
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