



BATH AND RURAL
— ESTATE AGENTS —

The Elms
114 London Road | Warmley | Gloucestershire | BS30 5NA

The Elms

Conveniently located between Bath and Bristol on Siston Common in the sought-after area of Warmley, this charming family home was thoughtfully designed and built by the current owners to their dream specification.

- Detached period home
- Three / four bedrooms
- Kitchen/breakfast room
- Orangery
- Garage

Set back from the road on a generous plot rich in agricultural heritage, the property rises from the foundations of a former farmhouse. Spanning two floors, it features three bedrooms, a separate studio, and a double garage. The enchanting grounds form a private haven, complete with a large fishpond, romantic folly, sunlit terrace with a covered dining area. 'One Sunday, we came across the rundown farmhouse listed for auction and instantly fell in love with the plot - its setting, position, and location so close to Cotswold towns and vibrant cities,' say the owners. 'We saw so much potential and were thrilled when our bid succeeded.' Over the past 25 years, they have poured time, energy, and resources into transforming it into a truly unique home - now ready for someone new to love and cherish. Following a traditional layout with bedrooms upstairs and main living areas below, the home features standout highlights including a spectacular domed-ceiling orangery that glows beautifully at night, and a generously sized principal bedroom with a balcony offering sweeping views over the garden. 'These are my favourite spaces to spend time, whether it's enjoying a morning coffee as the countryside comes to life, or unwinding with family in the evening,' they share with a smile. While this home offers a peaceful retreat from the hustle and bustle of daily life, one of its key advantages is its proximity to the M4 motorway, ensuring effortless travel and commuting.

'The front of the property is gated and looks out over the beautiful common, with ample parking both private and off-road.'









'We transformed the garden from rundown to immaculate, adding beautiful features and mature planting, all with lovely views across the neighbouring orchard – it feels blissfully peaceful now.'

'We included three sets of French doors to create a seamless flow between the house and garden.'

'The Elms has three bedrooms, but the largest is spacious enough to divide into two – ideal for a growing family.'

'The neighbours are very friendly, and local pubs and village halls create a good sense of community.'

'The Elms has been a place of joy for generations of our family and friends and many happy celebrations have spilled onto the lawn and a marquee.'

ADDITIONAL INFORMATION TENURE:

Freehold

SERVICES:

Mains electricity, gas, water, drainage and sewerage.

COUNCIL TAX:

Main House Band E

LOCAL AUTHORITY:

South Gloucestershire Council

EPC Rating: E



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.



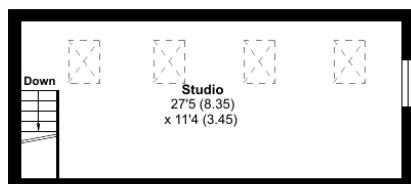
London Road, Warmley, Bristol, BS30

Approximate Area = 3347 sq ft / 310.9 sq m

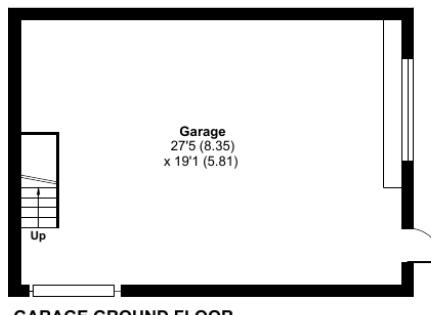
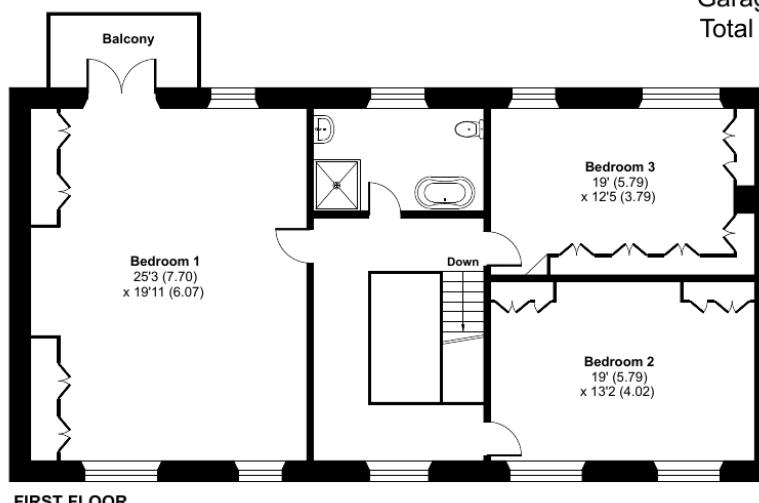
Garage = 832 sq ft / 35.4 sq m

Total = 4179 sq ft / 388.2 sq m

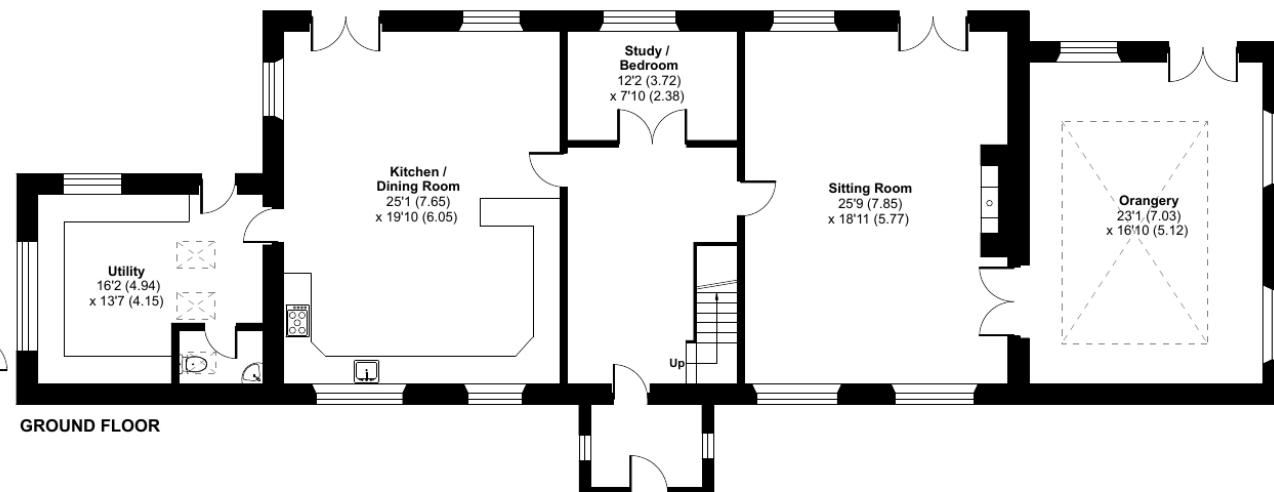
For identification only - Not to scale



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Fine & Country Homes of Bath Ltd.. REF: 1289884

BATH AND RURAL
— ESTATE AGENTS —

AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



BATH and RURAL Estate Agents

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

office@bathandrural.com
bathandrural.com



The Property
Ombudsman

BATH AND RURAL
— ESTATE AGENTS —