MIDDLEDOWN ROAD · MARSHFIELD · SOUTH GLOUCESTERSHIRE · SN14 8HX

BATH AND RURAL
ESTATE AGENTS

Springs Farm



A GRADE II LISTED GEORGIAN FARMHOUSE

Springs Farm

'Some houses just feel right, and Springs Farm is one of those,' says the owner of this handsome Grade II listed Georgian farmhouse, which offers a rare opportunity to create a beautifully restored period home.

- DETACHED FARMHOUSE
- FOUR BEDROOMS
- FAR REACHING VIEWS
- OUTBUILDINGS
- FANTASTIC PROJECT
- PARKING AND WALLED GARDEN

It occupies an elevated position near Marshfield, with far-reaching views across rolling farmland, and was owned by the Badminton Estate for more than 100 years. 'It has stood the test of time, and I'm sure will continue to do so for centuries to come.'

Approached along a quiet country lane, the farmhouse is framed by the soft tones of traditional Cotswold stone outbuildings, including a dovecote, cow byre, cart shed and piggeries together with boundary walls and a walled garden. Its symmetrical façade, Bath stone dressings and original Georgian front door hint at its former grandeur. 'The location is very special, the views are spectacular, and restoring something so beautiful is exciting,' the owner explains.













THE WALLED GARDEN



THE SPRING-FED POND

GARDENS AND GROUNDS

'I have loved the peace and quiet of Springs Farm, with its surrounding wildlife and spectacular sunrises and sunsets.'

'The natural spring-fed pond has been a source of enjoyment, especially watching it come to life throughout the seasons.'



THE FARMHOUSE, OUTBUILDINGS AND WALLED GARDEN



THE DOVECOTE



DOVECOTE AND COW BYRE





Planning

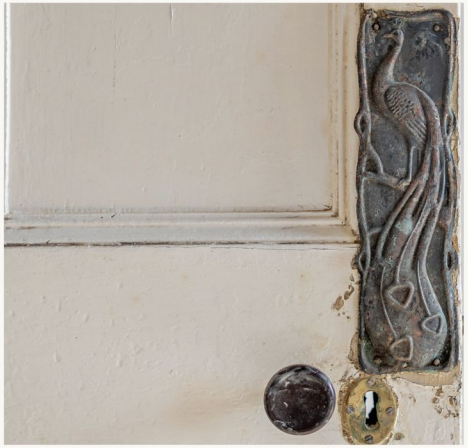
Considerable groundwork has already been done. Detailed applications for planning permission and Listed Building Consent for the restoration of the farmhouse and the conversion of the adjoining courtyard have been submitted to South Gloucestershire Council. The Council has confirmed that the updated ecology surveys are the only outstanding matter. A separate consent to convert the outbuildings into ancillary accommodation was granted in 2021 and works began in 2024. A full set of architect's drawings, structural engineer's reports, a Heritage Impact Assessment and a Tom Howley kitchen, utility and boot room design are all included in the sale.

Restoration so far

The stone mullion windows, original front door, wrought iron gate and railings, stone steps and some of the boundary walls have been restored, and a new three-phase electricity supply has been laid underground. A new sewage treatment plant has also been installed. 'Original flagstones, bricks, roof tiles and other historic materials have been carefully preserved for future use'. The property is currently removed from Council Tax banding until completion of the restoration.

'Original flagstones, bricks, roof tiles and other historic materials have been carefully preserved for future use'









RESTORED RAILINGS



The vision for Springs Farm





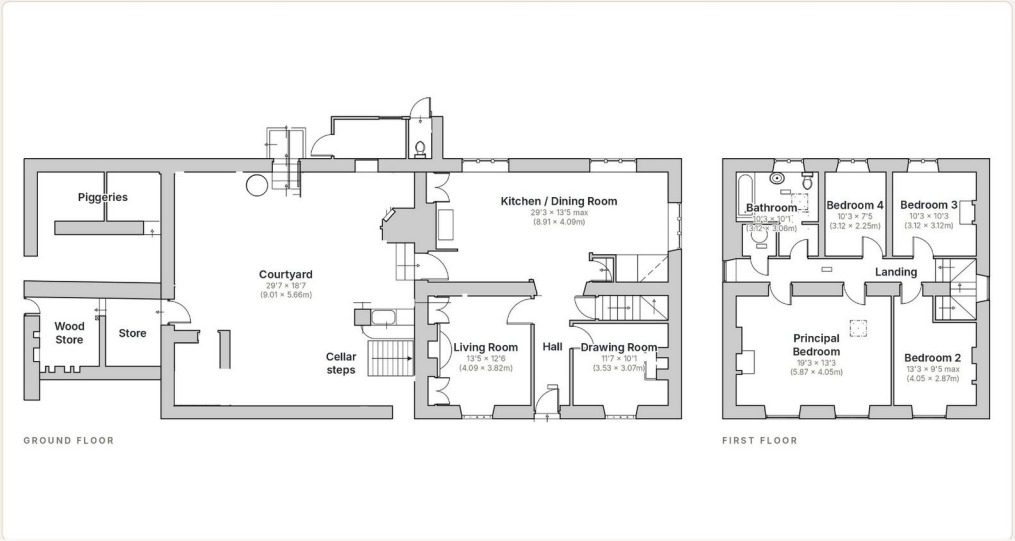




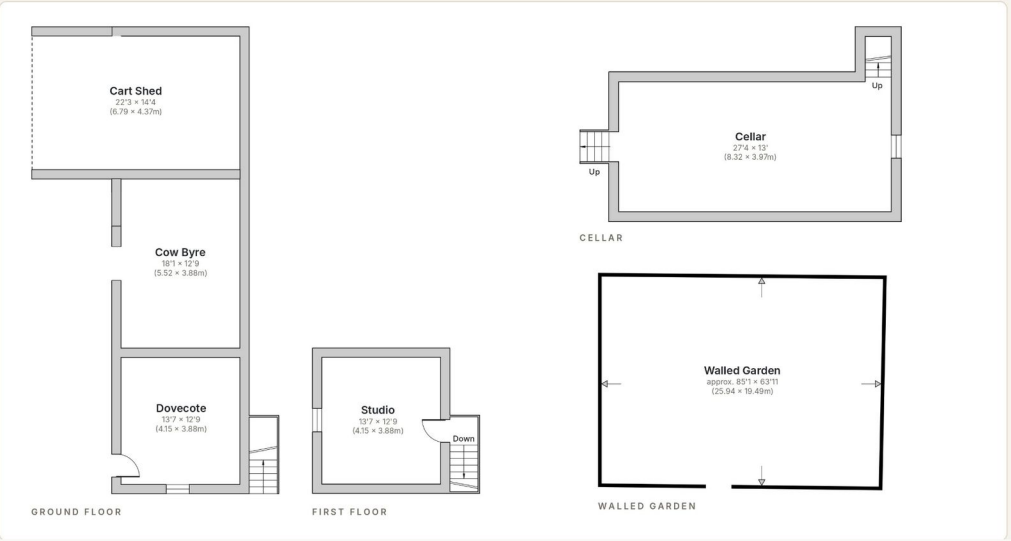


Computer-generated images of the proposed scheme, for illustration purposes only. Subject to planning permission and Listed Building Consent.

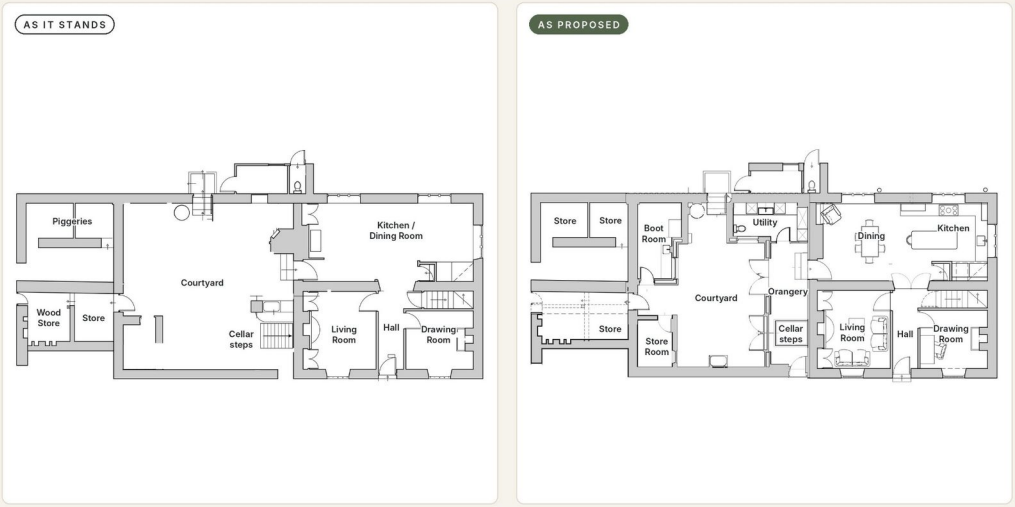
The house as it stands



Outbuildings, cellar and walled garden as they stand

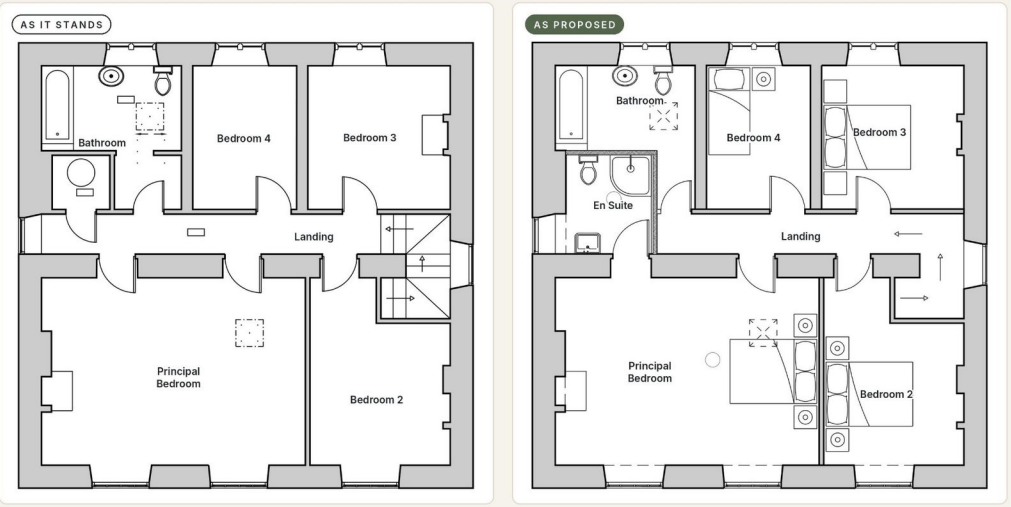


Ground floor: today and as proposed



1 Open kitchen and dining room
2 Orangery onto the courtyard
3 New utility and boot room
4 Drawing and living rooms restored

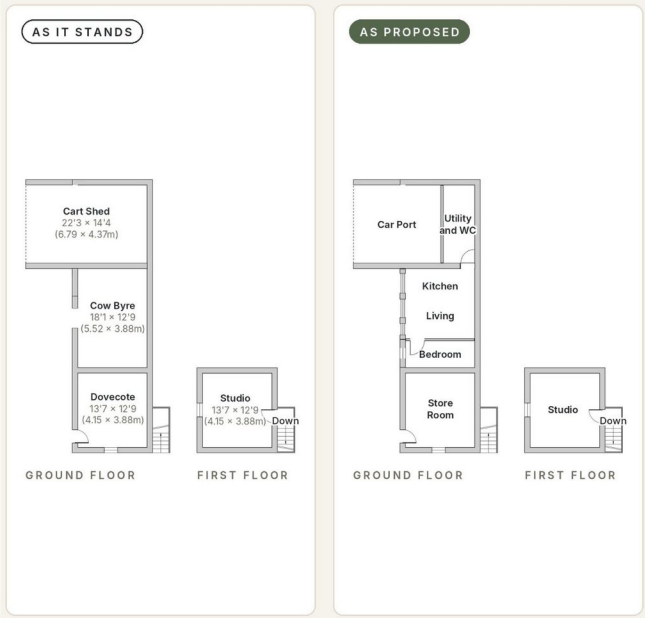
First floor: today and as proposed



1 Principal bedroom with en suite
2 Three further bedrooms
3 Family bathroom
4 Staircase rebuilt like for like

For identification only, not to scale. Layout from the CMS Architects measured survey. Sizes and areas approximate (Nichecom, RICS IPMS 2): house approx. 2,025 sq ft / 188.1 sq m, outbuildings approx. 908 sq ft / 84.3 sq m, total approx. 2,933 sq ft / 272.4 sq m. Proposed layouts for illustration only.

Outbuildings: today and as proposed





1. Cow byre becomes a one bedroom annexe
2. Cart shed becomes a car port with utility and WC
3. Studio above the dovecote

LOCATION

Despite its peaceful rural setting, Springs Farm is within easy reach of the M4 and around 20 minutes from Bath, while Bristol is easily accessible. Nearby Marshfield offers plenty; a country store and bistro, a post office, pubs, shops, a school and a doctors' surgery, alongside a very welcoming community.

'It has been a privilege to begin bringing Springs Farm back to life, and I know it will become a stunningly beautiful home.'

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.

ADDITIONAL INFORMATION

TENURE	Freehold
SERVICES	Mains electricity (EDF Energy) and mains water (Wessex Water). Private drainage to a newly installed Harlequin sewage treatment plant. No gas or oil.
COUNCIL TAX	Currently removed from banding until completion of the restoration
LOCAL AUTHORITY	South Gloucestershire Council



BATH AND RURAL ESTATE AGENTS
36 Gay Street, Bath BA1 2NT · 01225 320032
office@bathandrural.com · bathandrural.com

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.

BATH AND RURAL
ESTATE AGENTS

The Property Ombudsman