



# Granby House

Bradford on Avon • Wiltshire



# Granby House

Elms Cross • Bradford on Avon • Wiltshire • BA15 2AL

*An imposing Edwardian detached country house situated in secluded gardens and grounds in idyllic countryside*

## **Ground Floor**

Entrance Hall • Drawing Room • Dining Hall • Kitchen/Breakfast Room • Sitting Room • Orangery  
2 Bedrooms (both with en suite bath/shower rooms) • 2 Offices

## **First Floor**

5 Bedrooms (4 with en suite bath or shower rooms) • Dressing Room • Roof Terrace

## **Second Floor**

Attic Room • Shower Room • Storage

## **Lower Ground Floor**

Wine Cellar, Vault

## **Outside**

2 Bedroom Self-Contained Cottage • Swimming Pool • Pool House • Summer House

Car Ports

**Land in all approx 11 acres**

EPC Rating (House) – F

EPC Rating (Annexe/Cottage) – G

savills



## Description

Originally commissioned by quarry master Isaac Jones, Granby House was built at the turn of the 20th century in an imposing Elizabethan style. The house offers 10,168 sq ft of accommodation arranged over 3 floors, along with a 2 bedroom self-contained annexe/cottage and an assortment of outbuildings. The property stands in approximately 11 acres and enjoys open views across its grounds and to the countryside beyond.

The welcoming and spacious entrance hall offers access to the principal reception rooms. There is an impressive L-shaped drawing room with marble fireplace and views over the gardens. A large kitchen/breakfast room with central island unit offers ample room for family living. There is a spacious dining hall and a cosy sitting room with fireplace and double doors opening out to the more recently added orangery, which benefits from direct access to the rear courtyard. Additionally to the ground floor are two home offices, a large cloak/shower room, two bedrooms (both with en-suite bath/shower rooms) and access down to the cellars/wine vaults.

A staircase in the entrance hall ascends to the first floor where there are five bedrooms, four of which have en-suite bath or shower rooms. There is direct access from two of the bedrooms to a large roof terrace. Additionally there is access to a family bathroom via his and hers dressing rooms, which could be incorporated along with Bedroom 5 into a master suite.

From the first floor landing is a staircase to the second floor, which comprises a large attic/play room, shower room and two large attic areas, currently unconverted but offering an ideal space for storage.

## Annexe/cottage

Leading off the rear courtyard is a self contained annexe/cottage which boasts a spacious sitting, kitchen, shower room, two double bedrooms and its own garden. There is an interconnecting door from Bedroom 2 to the laundry room which could potentially be converted to supply further accommodation (subject to the necessary permissions).



## Outside

The property is approached via stone pillared gates, which in turn give way to a sweeping gravel driveway that leads up to the house. Directly to the front of the property is a large gravel parking/turning area, which leads around the side of the house via a stone archway to a double car port. The house sits in approximately 11 acres of picturesque gardens and grounds encompassing specimen trees, wisteria walkways, established flower beds, ornamental fish ponds and lush paddocks. There are also stables, a summer house, tennis court, swimming pool (in need of refurbishment) and pool house.

## Situation

Situated on the edge of Bradford on Avon in the village of Westwood, Granby House enjoys an idyllic rural setting surrounded by countryside. Westwood offers a post office/stores, primary school and the New Inn, a family country public house. The historic market town of Bradford on Avon is within 1 mile and offers a comprehensive range of amenities including a busy high street, restaurants, a leisure centre, library, train station and excellent schools. Junction 17 of the M4 is approximately 18 miles to the north and the A303 is approximately 21 miles to the south via the A36.

The World Heritage Site of Bath is approximately 9 miles distant, and is famed for its Georgian architecture and Roman heritage along with a wide range of cultural, leisure and shopping amenities. There is a regular rail service to London Paddington (journey time approx 90 minutes) and Bristol Temple Meads (journey time approx 15 minutes).



# GRANBY HOUSE

House Approx. Gross Internal Area: 10168 Sq Ft - 945 Sq M  
 Outbuildings Approx. Gross Internal Area: 3436 Sq Ft - 319 Sq M  
 (including Carports and Annexe Cottage)



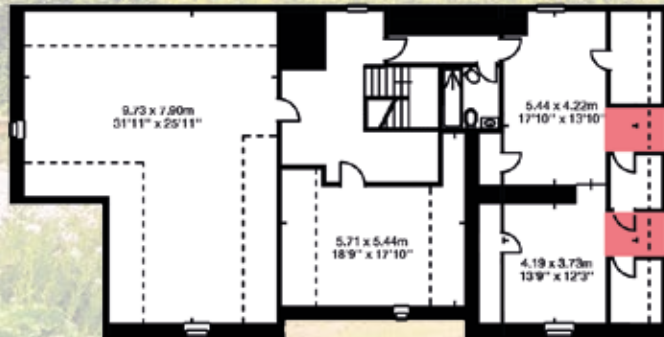
Lower Ground Floor



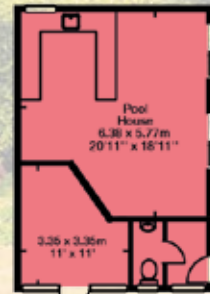
Ground Floor



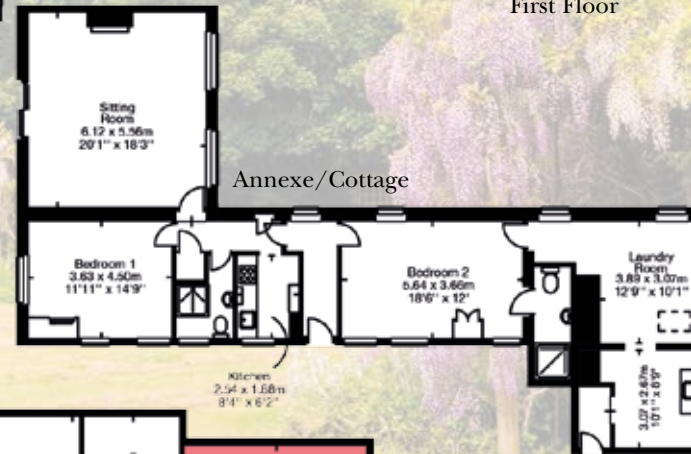
First Floor



Second Floor



Pool House




Annexe/Cottage



Car Ports



 Areas added without planning permission - please refer to Agent's Note



## Directions

On leaving Bradford on Avon via the B3109 Frome Road, take the first turning right (blue width limit sign) where the entrance to Granby House can be found on your right accessed via tall stone pillars.

## General Remarks and Stipulations

**Agents Note:** We have been informed by the present owners that there is no evidence of planning permission for the orangery, swimming pool and pool house, summer house, carport, dormer windows to the second floor of the main house, ponds and the terrace. As a result we strongly recommend any prospective purchase seek professional advice on this matter before proceeding.

**Tenure:** Freehold

**Services:** Mains water and electricity. Private drainage and oil fired heating.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

**Local Authority:** Wiltshire Council: Tel 01225 776655 or [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

**Viewings:** Strictly by appointment with Savills.

**Important Notice:** Savills, their clients and any joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 15/06/15 CF



**Savills Bath**  
Edgar House  
17 George Street  
Bath BA1 2EN  
Tel: +44 (0) 1225 474 500  
[www.savills.co.uk](http://www.savills.co.uk)



savills