

# THE MIDFORD CASTLE ESTATE





*A view to the south from the Castle*

# THE MIDFORD CASTLE ESTATE

Bath 3 miles - Bristol 13 miles -  
Bradford-on-Avon 6 miles -  
London 118 miles (Paddington  
1 hour 20 minutes) - Bristol Airport  
19 miles - M4 13 miles (J18)

An exceptional and  
unique small Country  
Estate with a  
magnificent Grade I  
18th Century Castle

3 RECEPTION ROOMS

7 BEDROOMS

EXTENSIVE LOWER GROUND FLOOR

GARAGES AND STORES

2 COTTAGES

GOTHIC ORANGERY AND FURTHER  
TRADITIONAL OUTBUILDINGS

CHAPEL RUINS AND FORMER PRIORY

PARKLAND, GRASSLAND AND WOODLAND

About 58.60 acres (23.71 hectares)



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SOLE AGENTS

HUMBERTS

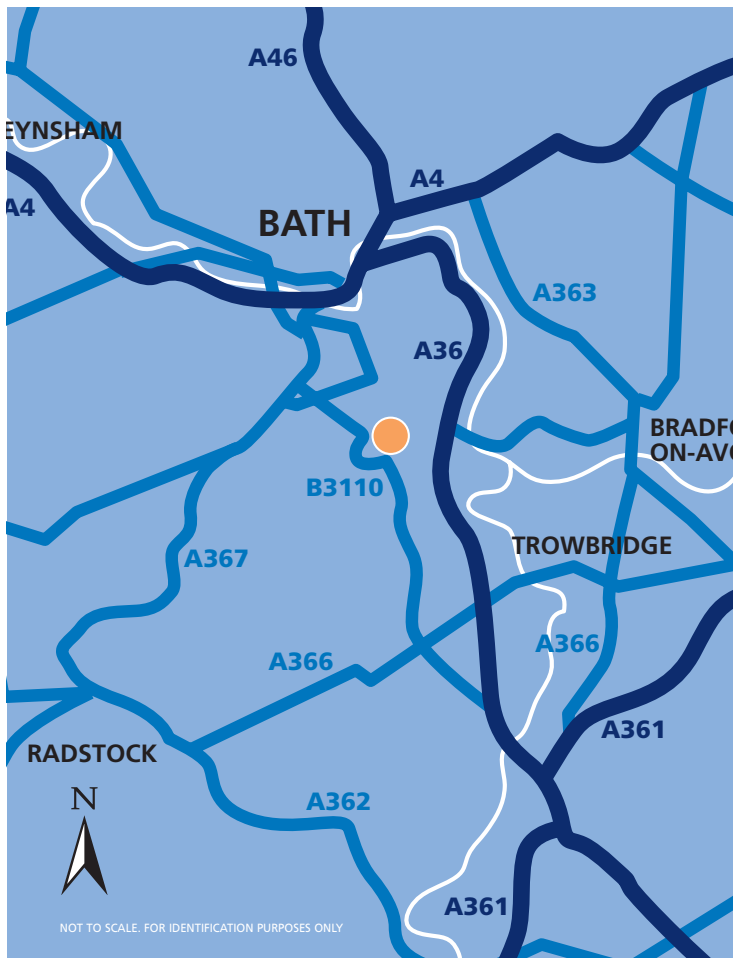
[humberts.co.uk](http://humberts.co.uk)

## PARTICULARS OF SALE

### DIRECTIONS

From the centre of Bath take the A367 Shepton Mallet road. Half-way up the hill at the end of the dual carriageway fork left onto the B3110 Frome Road. After approximately one mile the main drive with the entrance arch will be found on the left hand side before the village of Midford.

Approaching from the south on the A36 turn left onto the B3110 at Woolverton, continuing through Norton St Philip, Hinton Charterhouse and Midford and the main drive will be found on the right hand side approximately one mile beyond Midford village.



### SITUATION

Midford Castle enjoys an outstanding position overlooking its own parkland across to the Midford Valley and the hills and woods beyond. Although within a short distance from the City of Bath, the property, which is accessed via two driveways, offers a high degree of seclusion and privacy. The property stands above the small village of Midford and is an easy drive to the World Heritage City of Bath where excellent shopping and schooling facilities are available. Main line rail services to London Paddington are frequent and Bristol International Airport is convenient.

The Estate is in the Cotswold Area of Outstanding Natural Beauty and to the south lies some most attractive and unspoilt countryside and stone villages.

Recreational opportunities in the area include racing at Bath, Wincanton, Chepstow and Cheltenham, golf courses at Kingsdown, Lansdown, Bradford on Avon and Orchardleigh and good availability of shooting, fishing, walking and riding opportunities.

### THE PROPERTY

Midford Castle Estate is a unique property with many architectural qualities located about 3 miles south of Bath and lies in delightful hilly and partly wooded countryside. It has been in the same ownership for the last 45 years.

The Castle is beautifully placed with a view down to both the Cane Brook and the Midford Brook. It is one of the most eccentric of the substantial houses that surround Bath.

It is approached via the early 19th Century Gatehouse along a gravelled drive to the Castle itself. There is also a secondary drive at the south side of the property.

The Castle is three storeyed built on an ingenious trefoil plan with semi-circular corners, raised on a large plinth containing the former service accommodation. Each floor has a lozenge-shaped hall and three rooms leading from it with three windowed ends. The two principle floors have pointed windows with ogee-hoods, the upper windows straighthoods. To give the appearance of towers, the battlemented parapet projects upwards at the corners as a screen wall. This is pierced with quatrefoil openings set in blind arches like eyebrows. The interior has charming light plasterwork throughout, chiefly long branches with sparse leaves. To the side of the Castle lies the former stables now converted to two cottages and the tower of the former Chapel which forms part of one Cottage.

On the edge of the woodland are the ruins of a summerhouse known as The Priory, a two storeyed circular tower with a higher circular stair-turret.

On the sloping descent within the woodland there is a rustic hermitage.

## HISTORICAL BACKGROUND

Midford Castle was built in 1775 for Henry Disney Roebuck. He had recently come into money, some say from a gambling win on the turn of a card – hence the Ace of Clubs shape of the Castle. This story was first mentioned in a magazine article in 1899 so you may believe it or not, as you like. The trefoil shape in fact appears in an almost identical design for *A Gothic Mansion to be Erected on an Eminence that Commands and Extensive Prospect* by John Carter in the Builders Magazine published in 1774. John Carter, a Gothic enthusiast, had worked for the architect James Wyatt and was on friendly terms with Horace Walpole of whose house at Strawberry Hill he made several sketches and water colours and whose influence is apparent in his work.

The castle is an example of the unusual geometric-shaped villas that architects experimented with in the 1780's-90's.

The plasterwork, which is to be found in the majority of the rooms, is most probably by Thomas Stocking of Bristol.

The Castle was acquired in 1810 by a member of the Irish Conolly family, who added the porch (which gives the Ace of Clubs its stalk) and built the nearby stables and Chapel. This latter building fell into disrepair after the last member of that family sold the house in 1901, when the Chapel was deconsecrated. The present owners, who bought the Castle in 1961, incorporated the Chapel into the garden as a picturesque ruin.

## ACCOMMODATION

### GROUND FLOOR

**Entrance porch** with a pair of heavy carved **Doors** and knockers.

**Outer Hall** with stone flagged floor, decorative Gothic windows to north and south aspect.

**Cloakroom** leading off with w.c., basin and stone flagged floor and storage cupboard opposite. A pair of half-glazed **Doors** leading to

**Inner Hexagonal Hall** with stone flag and black marble floor, detailed plasterwork ceiling, inner trefoil windows.

**Doors** leading to

**Drawing Room** (E & S): with extensive views across the Midford Valley. Fireplace with Adam style mantelpiece and wood burning stove. Highly decorated plasterwork ceiling and cornice. Fitted bookshelf with cupboards under. Two alcoves with further fitted shelves and cupboards under. Single alcove with fitted shelves.

**Dining Room** (W): Fireplace with marble slips and wooden mantelpiece depicting musical instruments with a broken pediment and decoration. Detailed plasterwork to the walls, ceiling and cornice. Views to the entrance drive.

**Library** (S & W): Open fireplace. Wooden Adam style mantelpiece. Half panelling with dado rail. Two bookcases with double mahogany glazed doors and carved surround incorporating carved Corinthian columns and display recess above. Further range of painted bookshelves. Cupboard with shelving and drawers under. Decorative ceiling and cornice.

**Butler's Pantry:** Fitted cupboards with shelving. Plumbing for washing machine and central heating control panel. Leading to

**Kitchen/Breakfast Room** (N): Stainless steel sink with wooden drainer and worktops with storage cupboard under. Space and plumbing for dishwasher. Creda 4-ring electric hob with cupboard and drawers under. Extractor unit. Belling fan assisted electric oven with drawers under. Further range of storage cupboards and space for refrigerator. Wooden display shelves.

**Breakfast area:** Range of pine storage cupboards and sideboard shelves. Ceramic tiled floor.

**Rear Lobby** with coat hooks and storage for boots.

**Stairs** off Hall leading to

### BASEMENT

Providing approximately 1,806 sq ft (550.46 m<sup>2</sup>) of accommodation in five separate rooms.

Continuing through wooden double **Doors** there is a series of further rooms extending to 1072 sq ft (326.74 m<sup>2</sup>) of accommodation and a pair of double **Doors** leading to



Inner hexagonal hall



Library

### THE TERRACE

The whole of this area could be redeveloped or refurbished to provide additional **Living accommodation** to the Castle or as self-contained accommodation.

**Stone staircase** leading to the

### FIRST FLOOR

With mahogany handrail and turned mahogany newell posts, trefoil window overlooking **Hall** with separate **w.c. off. Landing.**

**Central Landing** with doors leading to

**Bedroom 1 (S & W):** Decorative plasterwork ceiling and cornice.



Fitted hanging cupboard with shelves under. Further hanging cupboard. Alcove with wash hand basin.

**Bathroom 1:** Comprising large cast iron bath with brass taps, mixer unit and shower attachment, basin and low level w.c.

**Bedroom 2 (E & S):** Open fireplace with marble hearth and timber mantelpiece. Plasterwork ceiling and cornice with flying bird detail. Fitted cupboards with shelving and hanging space. Shower room with power shower, basin and tiled floor. Double doors to

**Bedroom 3 (N & W):** Victorian fireplace with wooden surround and marble hearth. Decorative plasterwork ceiling and cornice. Wash hand basin.

**Stairs to**

### SECOND FLOOR

**Landing** with range of fitted bookshelves and separate w.c. off.

**Access hatch** to roof area.

**Bedroom 4 (S & W):** Decorative plasterwork ceiling. Fitted hanging cupboard.

**Bedroom 5 (S & E):** Victorian fireplace with timber mantelshelf. Fitted hanging cupboard.

Door to **Bathroom 2** with bath and wash hand basin.

**Bedroom 6 (N):** Fireplace with wooden surround. Wash hand basin.

**Bedroom 7 (N & W):** Fireplace with wooden surround. Wash hand basin.

**Bathroom 3** Bath, wash hand basin, airing cupboard.

### OUTBUILDINGS

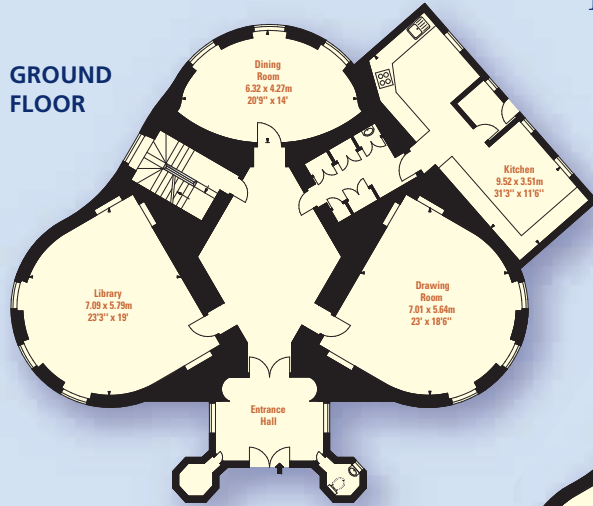
Forming part of the basement of the castle is the following accommodation:

A pair of **garages** with double doors. Extensive storage area.

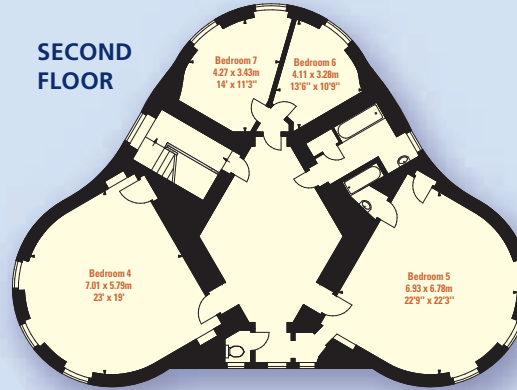
**Wood store**

# MIDFORD CASTLE

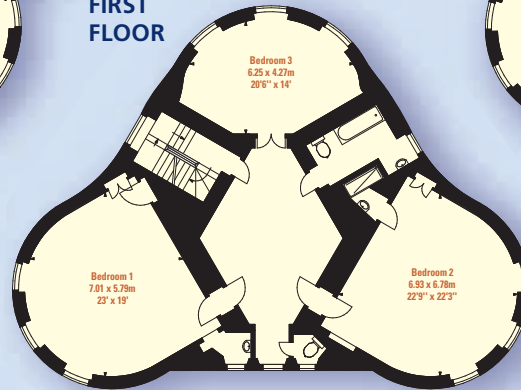
## GROUND FLOOR



## SECOND FLOOR



## FIRST FLOOR



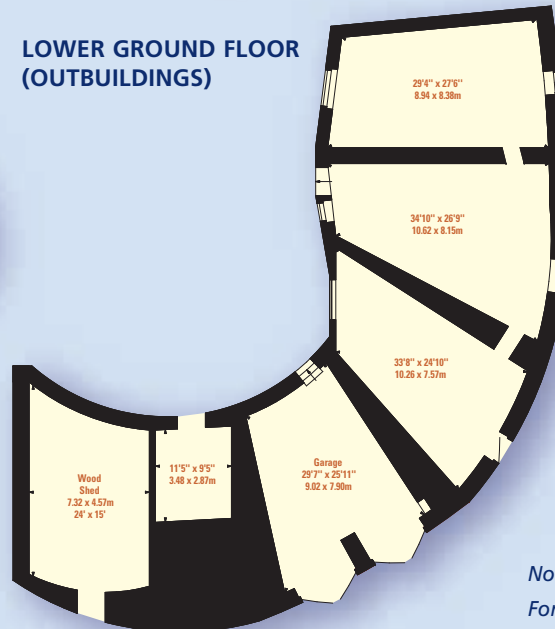
### Approximate Gross Internal Area:-

Ground Floor, First Floor, Second Floor	5781 sq ft/176.2 sq m
Lower Ground Floor	2878 sq ft/877.2 sq m
Lower Ground Floor (Outbuildings)	2348 sq ft/715.67 sq m
<b>Total</b>	<b>11009 sq ft/3355.54 sq m</b>

## LOWER GROUND FLOOR



## LOWER GROUND FLOOR (OUTBUILDINGS)

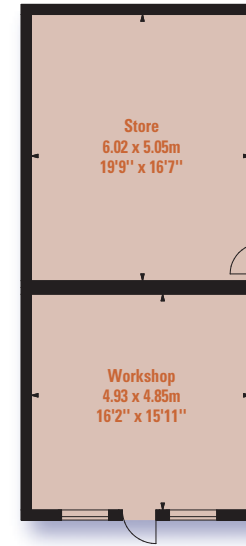
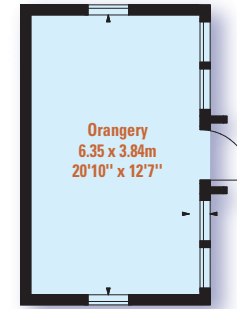


Not to Scale  
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View of the Cottages and old Chapel Tower

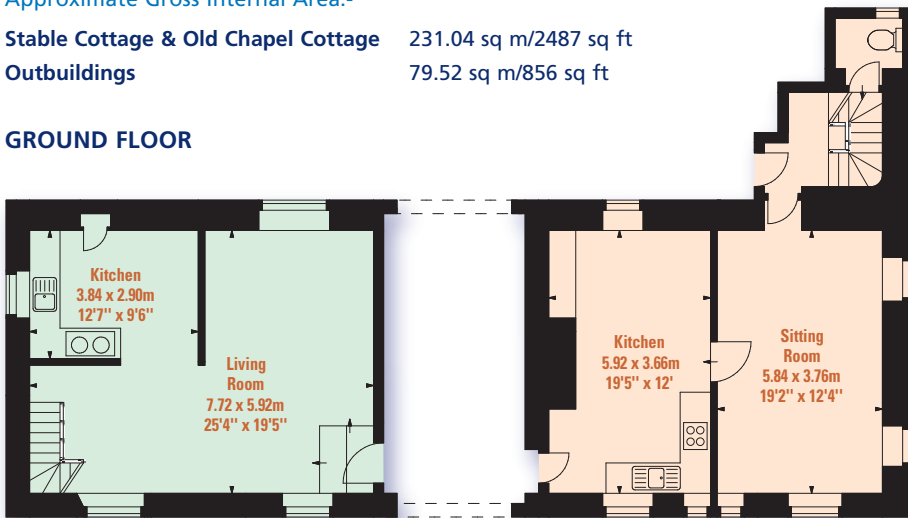


Not to Scale  
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Approximate Gross Internal Area:-

Stable Cottage & Old Chapel Cottage 231.04 sq m/2487 sq ft  
Outbuildings 79.52 sq m/856 sq ft

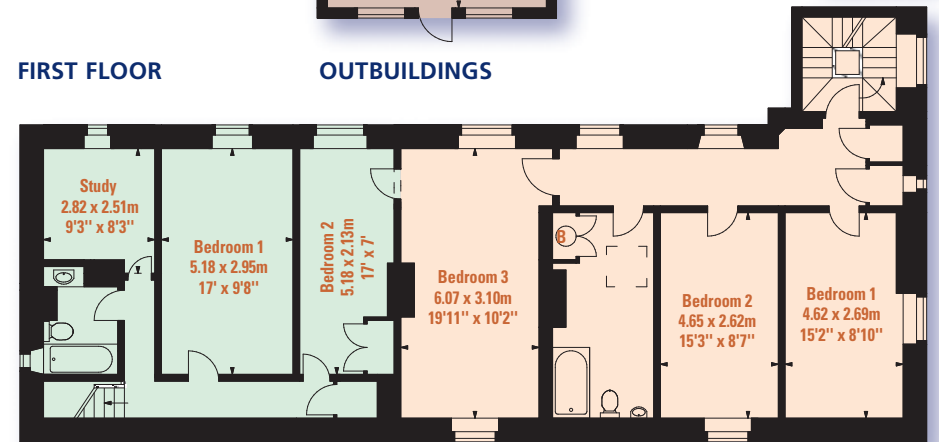
GROUND FLOOR



STABLE COTTAGE

OLD CHAPEL COTTAGE

FIRST FLOOR



STABLE COTTAGE

OLD CHAPEL COTTAGE

OUTBUILDINGS



## OUTSIDE

Beyond the front door is a grassed area enclosed by the parapet wall with wonderful views of the Midford Valley. Below is the main garden area laid to grass with flowering shrubs, a variety of mainly deciduous trees and croquet lawn with a small swimming pool beyond.

Behind the cottages are the remains of the ruined chapel, the stone and slate workshop building and Victorian conservatory.

Through the attractive stone archway, the garden leads back to the main drive along the pleached lime avenue. Beyond the beech hedge is a further grassed area with bulbs and trees.

## THE COTTAGES

A pair of stone built cottages with a central arch, crenellated parapet and lattice windows to the front. The ruins of the Old Chapel form part of the Old Chapel Cottage.

### THE OLD CHAPEL COTTAGE

#### GROUND FLOOR

**Entrance door** to

**Kitchen/Dining Room** (S & N) Stainless steel sink unit with double drainer and cupboards under. Further range of wooden cupboards and shelves. Space and plumbing for dishwasher

and washing machine. Multi-fuel stove providing space heating and heating for radiators and hot water.

**Living Room** (S & E): Wooden panelling throughout. Wood burning stove. Fitted bookshelves.

Leading to **Half-landing**: w.c

#### FIRST FLOOR

Landing with wooden flooring. Two storage cupboards.

**Bedroom 1** (E): Victorian fireplace.

**Bedroom 2** (S)

**Family Bathroom** Low level w.c., bath, wash

hand basin, airing cupboard, hot water cylinder and immersion heater. Fireplace.

**Bedroom 3** (S & N) Open fireplace.

Further storage available in the Chapel Tower.

### STABLE COTTAGE

#### GROUND FLOOR

**Door** leading to

**Kitchen/Living Room** (S, W & N): Wooden floor and historic stable divisions. Two oven solid fuel Aga. Stainless steel sink with double drainer. Space and plumbing for dishwasher and refrigerator.

Open **Wooden Staircase** to

#### FIRST FLOOR

**Landing** with storage cupboard off

**Bathroom** Low level w.c., bath and wash hand basin.

**Study** (N)

**Bedroom 1** (N)

**Bedroom 2** (N)

**Note:** The First Floor is divided with wooden partitions which could be easily removable



Orangery



## THE LAND

The parkland in total comprises approximately 35 acres of grassland in two main blocks. This is presently let on a short-term Farm Business Tenancy Agreement terminating in September 2007. A copy of the Agreement is available upon request from the Vendor's Agents.

## WOODLAND

This extends to about 11.67 acres, the main area being Priory Wood which is stocked predominantly with ash which has recently been thinned. There are also a number of mature lime trees. The wood owes its character predominantly to the events of the late 18th Century when the castle was constructed, together with the various romantic embellishments in the grounds. The wood itself contains the Hermitage which has been the subject of some restoration and the finely built tower which is all that remains of the priory. There is evidence of Victorian walkways within Priory Wood and some recent hardwood planting has taken place on the edge of the woodland. This and the small plantation near The Lodge have been carried out under Forestry Commission grant schemes.



## GENERAL REMARKS AND STIPULATIONS

### TENURE AND POSSESSION

The property is offered freehold with vacant possession upon completion.

### FIXTURES AND FITTINGS

Certain items of fixtures, fittings, carpets and curtains may be available by separate negotiation. It should be noted that any garden statues and ornaments are excluded from the sale.

### SERVICES

There are mains water and mains electricity connected to the properties. Drainage is to a private drainage system. The castle has the benefit of oil-fired central heating.

### LOCAL AUTHORITY

Bath & North East Somerset, Guildhall, High Street,  
Bath BA1 5AW Tel: 01225 477000

Council Tax:	Band	Amount payable 2006/2007
Midford Castle	H	£2,466.52
Old Stables Cottage	D	£1,233.26
Old Chapel Cottage	D	£1,233.26

### PLANNING

The buildings are noted as being of special architectural and historic importance and are listed as such with the following grades:

Midford Castle		Grade I
The Old Stables Cottage	}	
The Old Chapel Cottage	}	Grade II*
Outbuildings and Orangery	}	
Remains of Chapel Walls	}	
The Entrance Arch (included with the neighbouring property)		Grade II
The Old Priory		Grade II
The Gate Piers and Gates		Grade II

## RIGHTS AND EASEMENTS

The property is sold subject to and with the benefit of all rights including rights of way (whether public or private), light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements, restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and Stipulations or Particulars of Sale. The Purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof. Any sums received by way of compensation or rental prior to the date of completion shall be solely for the benefit of the Vendor and shall not be apportioned.

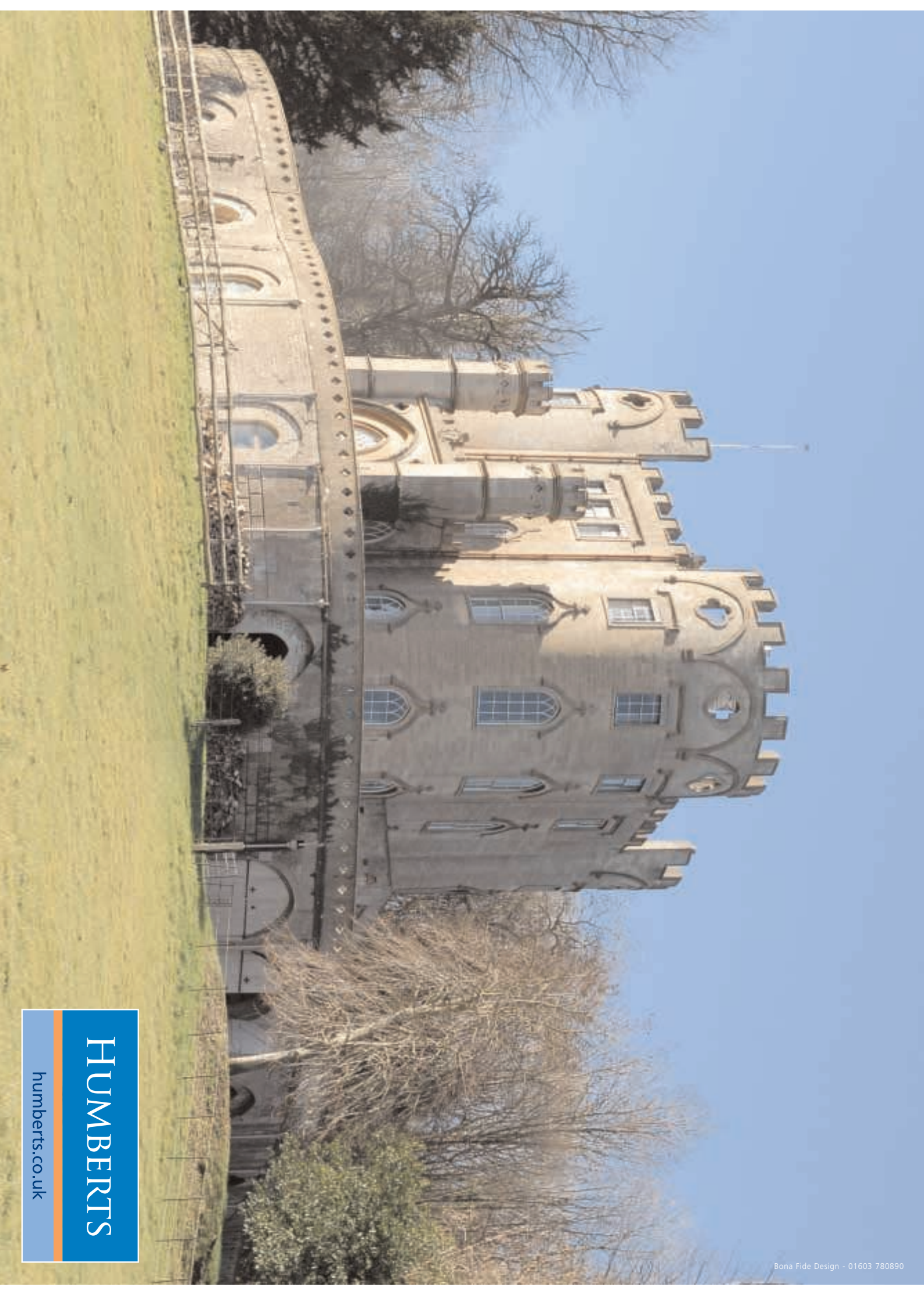
## AGENTS' NOTES

- i) The particulars are set out as a general outline only for the guidance of the intending Purchaser and do not constitute, nor constitute part of, an offer or contract.
- ii) All descriptions, references to condition, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ
- iv) No person in the employment of Humberts Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.
- v) Photographs were taken in February 2007.
- vi) Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- vii) It must not be assumed that the property has all the required planning or building regulation consents.
- viii) Services and any appliances referred to in these particulars have not been tested.

## VIEWING

Strictly by confirmed appointment through Humberts Chippenham Office (King's Head House, 35 Market Place, Chippenham, Wiltshire SN15 3HT. Tel: 01249 444555).





HUMBERTS

[humberts.co.uk](http://humberts.co.uk)