



Old Rectory House, Langridge Lane, Langridge, Bath, BA1 9BX



A charming Georgian country house with later additions occupying a prime elevated position with spectacular, far-reaching southerly facing views and over 2,600 sq. ft of living accommodation, a heated outdoor swimming pool as well as a double garage and off-street parking

| Entrance hall | Spacious drawing room | Dining room | Library | Guest shower room | Kitchen/breakfast room | Utility room | Guest cloakroom | Garden room | Undercroft storage room | Master bedroom with ensuite bathroom | 3 further bedrooms | Family bathroom | Wonderful, landscaped gardens enjoying beautiful views | Workshop | Summer House | Potting shed | Greenhouse | Garden shed | Double Garage | Parking |

Situation

Old Rectory House is situated in the sought-after and picturesque village of Langridge, gracefully positioned above the Swainswick Valley. This exceptional setting offers panoramic, far-reaching views across the magnificent rolling countryside that surrounds the World Heritage City of Bath. Nestled within a National Landscape area, the property enjoys a tranquil rural atmosphere while remaining ideally placed to take advantage of the many attractions the region has to offer. The village of Langridge features a charming selection of character properties, and the house itself benefits from a prime location on the northern outskirts of Bath, just over three miles from the city centre. Convenient access is available via car or bus, with the Lansdown Park and Ride providing a practical public transport link. The property is also very conveniently located for several highly-regarded schools, including Kingswood, St Stephen's, and The Royal High School.

For commuters, swift access to the M4 motorway is available via Lansdown and Junction 18 (Tormarton), approximately six miles away. In addition, Bath Spa Railway Station offers excellent direct services to London Paddington (in around 90 minutes), Bristol, and destinations throughout the West Country.

A range of leisure and sporting facilities can be found en route to the city, including the Lansdown Racecourse, tennis and squash club, and golf club. Everyday amenities and shopping options are available nearby in the communities of Larkhall and Weston.

Bath itself is renowned for its rich heritage and extensive cultural, leisure, and retail offerings. From iconic landmarks such as the Royal Crescent, The Circus, and The Roman Baths, to high-end shopping and performances at the Theatre Royal, the city offers a vibrant and enriching lifestyle. Sports and fitness enthusiasts will also appreciate facilities such as the Bath Sports Centre and the internationally recognised University of Bath, with its centre for sporting excellence.

Description

Old Rectory House is a charming and characterful country house occupying a prime elevated position with spectacular, far-reaching southerly facing views across the rolling countryside. Offering over 2,600 square feet of living accommodation, the property showcases period features and spacious interiors, with scope for updating and modernisation to create a truly exceptional home tailored to personal taste. Set within glorious, landscaped gardens, this delightful residence also benefits from an outdoor heated swimming pool and a detached double garage, providing both lifestyle appeal and practicality. A rare opportunity to acquire a home of such charm and potential, in a peaceful rural setting just a short distance from the historic city of Bath.

Front door into a good-sized entrance hall with understairs storage cupboard.





Spacious drawing room with dual aspect southerly views over gardens and countryside, stone fireplace with inset wood fire, fitted wall storage with shelving and light, archway with double doors leading into the

Dining room, which again enjoys the same southerly views.

Library with extensive fitted book shelving, side and rear southerly views, steps down to seating area with double glazed sliders onto pool terrace.

Guest shower room comprising a walk-in shower, WC, basin with storage beneath, towel rail, fitted wall storage, dual aspect.

Kitchen/breakfast room with lovely triple aspect views and lots of base and wall mounted storage, tiled floor, two integrated electric ovens, a 4-ring gas hob, cooker hood over, built in microwave oven.

Utility room with window to front, plumbing for washing machine, lots of storage.

Guest cloakroom.

Spiral staircase to lower-level garden room with French doors out to terrace and gardens beyond, gas log burner supplied by separate gas bottle, hatch to adjoining undercroft storage room.

First floor with good sized landing, trap door access to loft space, cupboard housing hot water cylinder.

Master bedroom with triple aspect southerly views, French doors, built-in wardrobes.

Ensuite with bath, fully tiled walk-in shower with both rain drench head and hand shower, WC, basin, wall mounted mirror fronted storage cupboard and towel rail.

Three further double bedrooms.

Family bathroom.

Outside

The rear gardens at Old Rectory House are a true highlight of the property; a beautifully landscaped, tiered oasis designed to make the most of the far-reaching southerly views over the rolling countryside and the historic city of Bath beyond. Well-established and thoughtfully planted, the gardens are a haven for gardening enthusiasts, boasting a rich variety of specimen plants, flourishing borders, and a productive orchard. The grounds feature an array of fruit-bearing trees, including eating and cooking apple varieties, plum trees, and raspberry canes, among many other delights too numerous to list. This enchanting outdoor space is perfectly complemented by a potting shed, a greenhouse, and a charming summer house, along with a storage shed — being high-quality structures supplied by renowned maker Crane Garden Buildings. Offering both beauty and practicality, the gardens provide the perfect setting for peaceful relaxation, family life, and outdoor entertaining — all with the ever-changing panorama of Bath and the surrounding countryside as a stunning backdrop.

Heated outdoor swimming pool with jet stream resistance facility. With dual heating facility via either the air source heat pump or mains electricity.

Workshop situated beside the garden room beneath the house, CH boiler and work bench.

Double garage with power and light, off-street parking for at least two further vehicles.

General Information

Freehold tenure.

The property is not listed but falls within the Cotswolds National Landscape.

Bath & North East Somerset Council. Current Council Tax Band F.

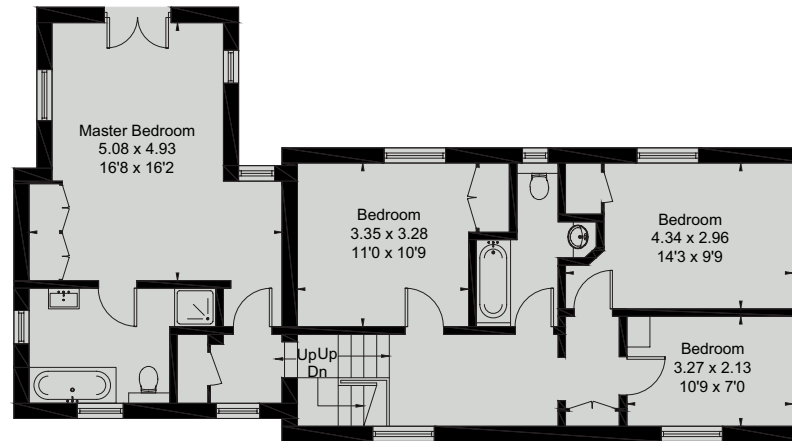
The current owners purchased the property in 1991. Property extended in 1992/1993. Pool room and swimming pool installation 2016/17.

Mains electricity. Drainage is private and wastewater is dealt with via a septic tank supplied by Biodigester.com. Heating and hot water is via an LPG supply tank in the garden to the side of the property.

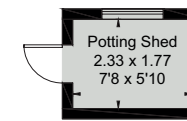




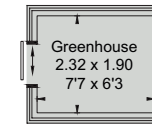
Approximate Floor Area = 245.9 sq m / 2647 sq ft
 Garage = 31.8 sq m / 342 sq ft
 Outbuildings = 17.8 sq m / 191 sq ft
 Total = 295.5 sq m / 3180 sq ft



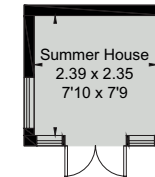
First Floor



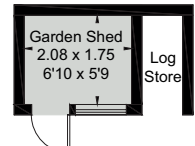
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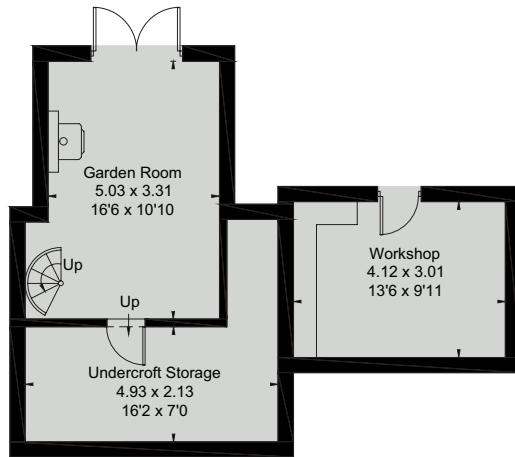
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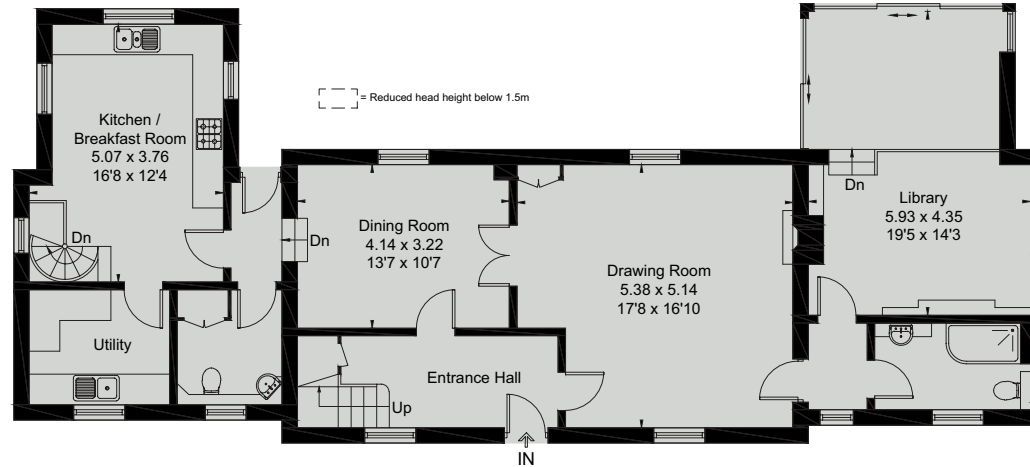
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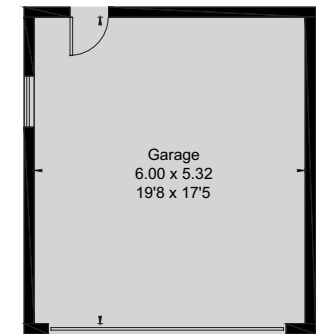
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Lower Ground Floor



Ground Floor



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