



Morning Mist, Horsecombe Vale,
Bath. BA2 5QR

Guide Price: £895,000



4 bedrooms



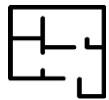
2 bathrooms



Generous, mature
gardens



Driveway parking for
several vehicles



2325 Sq. ft. / 216 Sq. m.

The Property

- No onward chain
- 4 bedrooms and 3 receptions
- Stunning panoramic countryside views over the Midford Valley
- Perfect refurbishment project
- Scope to extend (subject to Planning and Building Regulations.)

The location

- Tucked away position off private lane
- Close to desirable Combe Down Village.
- Accessible country walks nearby
- Combe Down Primary School – 0.7 miles
- Prior Park College – 1 mile walk
- Monkton Prep School – 1 mile walk
- Ralph Allen School - 1.5 miles
- Bath Spa Station - 2.7 miles





The Property: This unique, detached home is situated in an extremely sought-after location on the edge of the Midford Valley with beautiful, panoramic rural views towards Midford, Limpley Stoke and Monkton Combe.

Morning Mist enjoys a beautiful, elevated position off a private lane, and yet, it is just 2.5 miles from Bath Spa railway station.

With no onward chain, Morning Mist is ready for modernisation and provides a wonderful blank canvass for those wishing to remodel and rejuvenate this lovely, detached property.

Raised Ground Floor: The property begins with an entrance porch and generous hallway accessing our principal rooms. The ground floor is designed to allow superb views from the many reception rooms including a sitting room, family room, dining room and garden room all overlooking beautiful countryside.

To the rear of the property, there is a smart ground floor bedroom, kitchen (which is ready for modernisation or possible relocation) bathroom and cloakroom.

First Floor: The stairs lead from the dining room, accessing a corridor off which are 3 bedrooms all good-sized, with lots of built-in storage.

There is also a shower room at this level and further far-reaching views from two of the bedrooms.





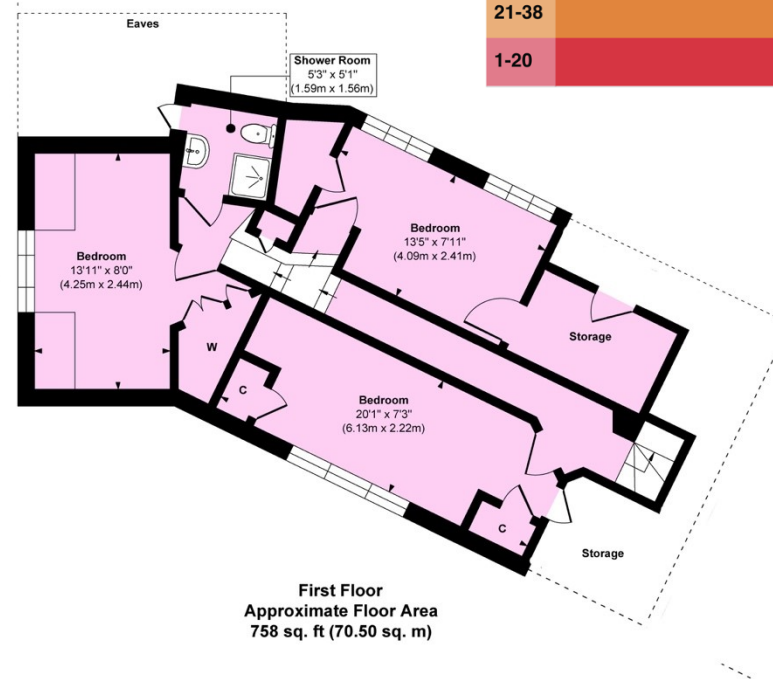
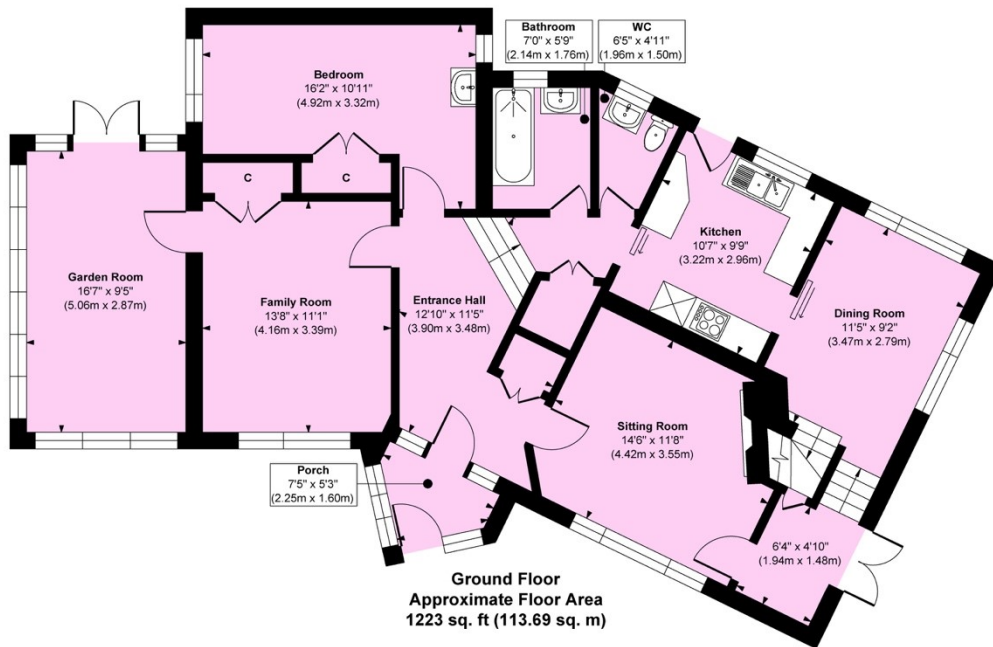
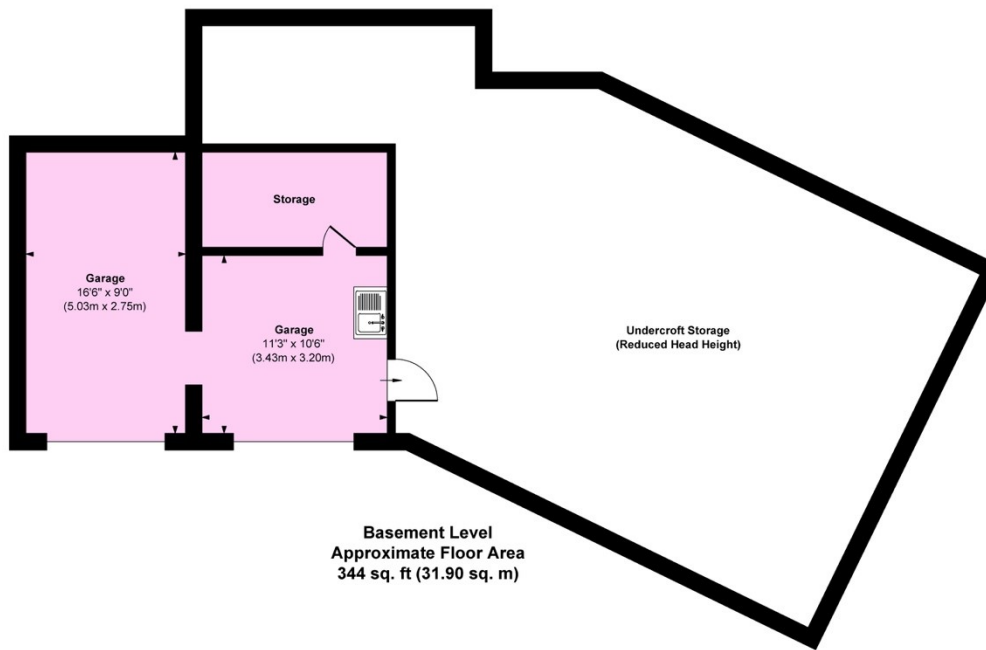
Lower Ground Floor: Morning Mist offers generous driveway parking which can easily accommodate 4 cars and there is the bonus of two garages under the property, one of which has been divided to form a smaller garage and rear storeroom. Finally, there is a large undercroft area accessed from the garages providing valuable storage space.

Outside: There are lovely gardens on two sides of the property connected by a rear pathway with raised beds, and this gives Morning Mist a broad, lateral plot. To the east side, there are small lawns with a mature tree, whilst the west side of the garden comprises a patio seating area and a large lawn with mature flowering shrubs. In front of the house are terraced views across the valley.

The Location: The property is located in Combe Down, a very desirable part of Bath approx. 2 miles from the City Centre. Combe Down village is attractive and scenic with a church, delicatessen, well regarded primary school, small Co-op, and Doctors surgery.



Directions: Take the A367 from the Churchill Bridge Roundabout to Bear Flat and fork left onto Entry Hill. At the top, turn left onto Bradford Road and 3rd right onto Cleevedale Road. Continue forward to the narrower section of lane and bend to your left where Morning Mist can be found on left hand side.



APPROX. GROSS INTERNAL FLOOR AREA 2325 SQ. FT / 216.09 SQ. M

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property

Disclaimer: 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 – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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