

Harvest Moon

13 Charlcombe Way, Bath





A detached, family home with garage, beautiful gardens and exceptional views.

M4 (J17 or 18) 10 miles, Central Bath 1.5 miles, (All distances are approximate).


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Summary of accommodation

The House

- Lower Ground Floor: Utility/Kitchenette | Bedroom | Shower Room
- Ground Floor: Hall | WC | Kitchen/Dining Room | Living Room | Two Bedrooms (one ensuite)
- First Floor: Two Bedrooms | Family Bathroom | Landing/Study Area

Outside

Garage | Parking for 3/4 cars | Garden | Wrap around decking | Summerhouse | Shed

Situation

(Distances and times are approximate)

In an elevated position, on a private, no-through road, this property has uninterrupted views of the Charlcombe Valley and surrounding countryside.

It's also an excellent location for access to Kingswood and The Royal High School, as well as being in the catchment area for several primary schools.

Recreation amenities close by include Lansdown Tennis Club and Lansdown Golf Club. It is also convenient for commuter access to the M4 with junction 18 just 10 miles to the north of the city.

Bath city centre and its shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions are all within easy reach.



The House

Originally a 1950s bungalow, Harvest Moon has undergone a total renovation transforming it into a stylish family home over three floors. Its origins are unrecognisable, thanks to the impeccable skills of award winning architect Nicola Du Pisane of Stonewood Design. Durable, Cape Cod cladding covers all insulated exterior walls, Velfac windows and doors frame the views and Cedar wood decking wraps around the mid-level accommodation; it's a quality refurbishment in every way.

The hallway has discreet storage along one wall and a WC at one end. The kitchen/dining room is an exceptional space - light floods the room from the Velux roof windows and the glazed doors which also offer uninterrupted views of the Charlcombe Valley and beyond to Solsbury Hill. The kitchen and living room are colour drenched in New White Farrow & Ball paint, including the floorboards. The Corian kitchen worktops blend into the scheme, creating a calm ambience. There's a ceramic double sink, Smeg electric oven and gas hob. Built-in speakers and zone-controlled LED lighting offer flexibility for entertaining. The relaxing vibe continues into the adjoining living room: it has built-in cupboards and shelves, a Chandos C4 woodburner and glazed doors that open onto a rear terrace. There are two more rooms on this level, both with access onto the outside decking: a bedroom/additional living space and a bedroom with built-in wardrobes and ensuite shower room.

Upstairs, there's a spacious landing with built-in desks and storage - an ideal study or work-from-home area. All of the spaces have pitched ceilings; Velux windows run the whole length of one side of the house (two in each of the bedrooms and the landing). There's plenty of built-in storage, including a linen cupboard, and a spacious family bathroom with bath. On the lower level, recycled Maple parquet flooring flows through the utility room and the bedroom which has a ensuite. This level can be from the outside, making it ideal as a guest bedroom suite.



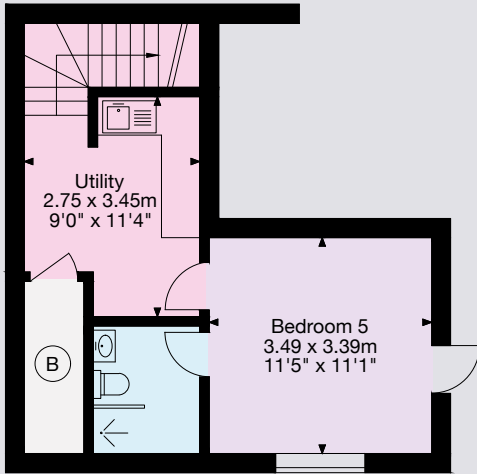




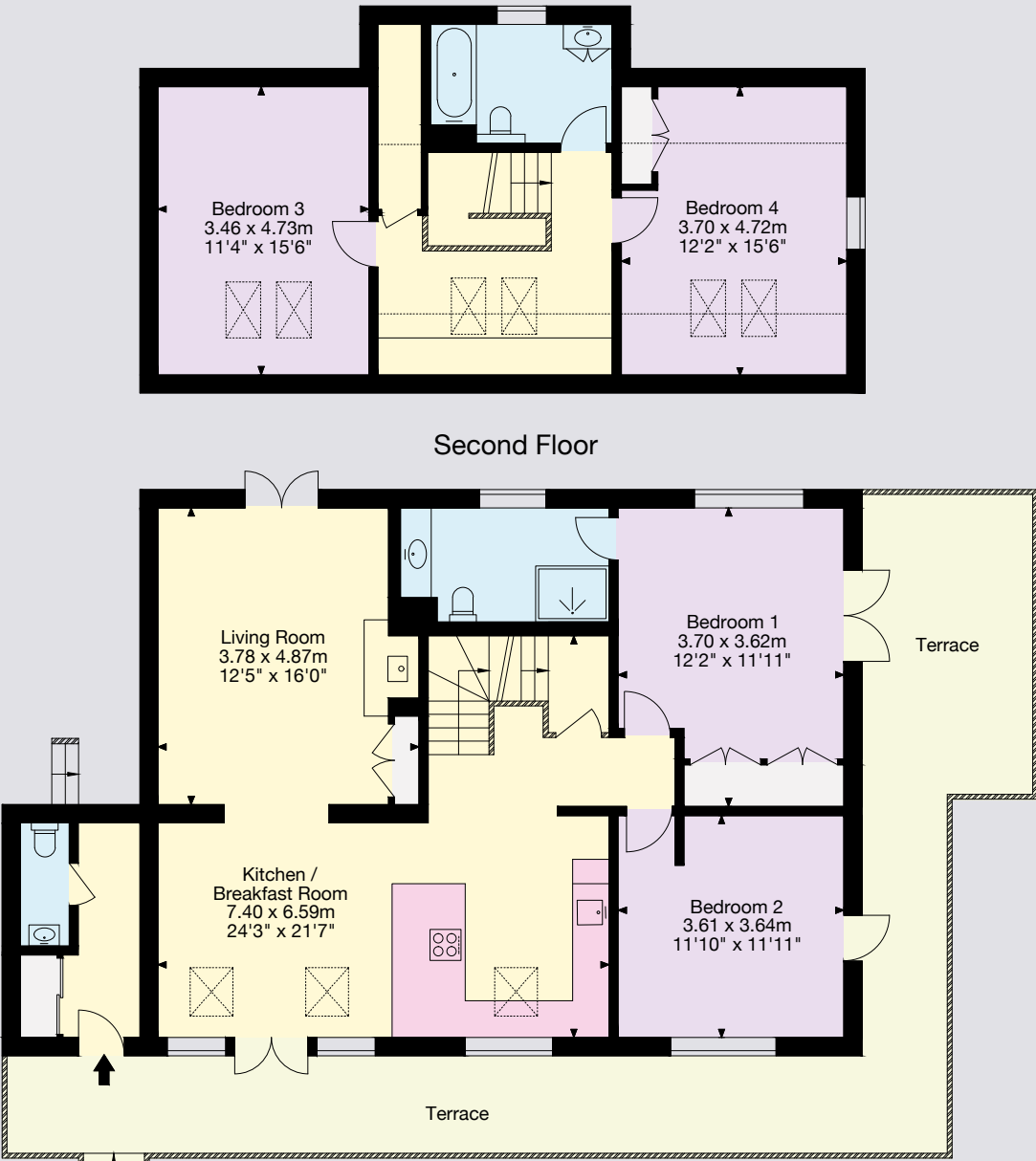
FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 193 sq m / 2,077 sq ft
Outbuildings: 7 sq m / 75 sq ft
Total Area: 200 sq m / 2,152 sq ft

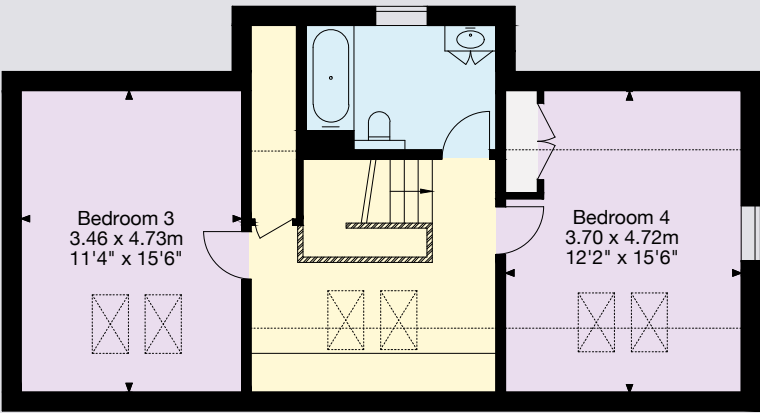
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



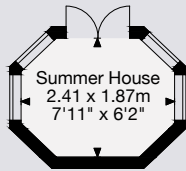
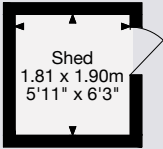
Ground Floor



First Floor



Second Floor



Outbuildings



Outside

Adjacent to the property is an allocated garage with electricity and parking in front. Additionally, this property has two parking spaces at the foot of the steps. Recently renovated, the resin-bound stone steps lead up to the front door via a flat, gravelled terrace. On the way, there's access to the lower ground floor - a verandah is created by the decking above: it's a nice, shaded spot within the garden and a space for storage such as bins and wood store.

The garden wraps around the house, with seating spots in several places. There are maple and apple trees, mature shrubs and a lawn. A gravel dining terrace leads to a decked area where the summerhouse is and another paved area at the rear has space for a table and seating. The ultimate viewing spot has to be from the decking that wraps around the mid-level living accommodation - with fabulous, uninterrupted views of Charlcombe Valley and Solisbury Hill.

Property Information

Method of Sale: We are advised that the property is Freehold.

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band E

EPC: C

Postcode: BA1 6JZ

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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