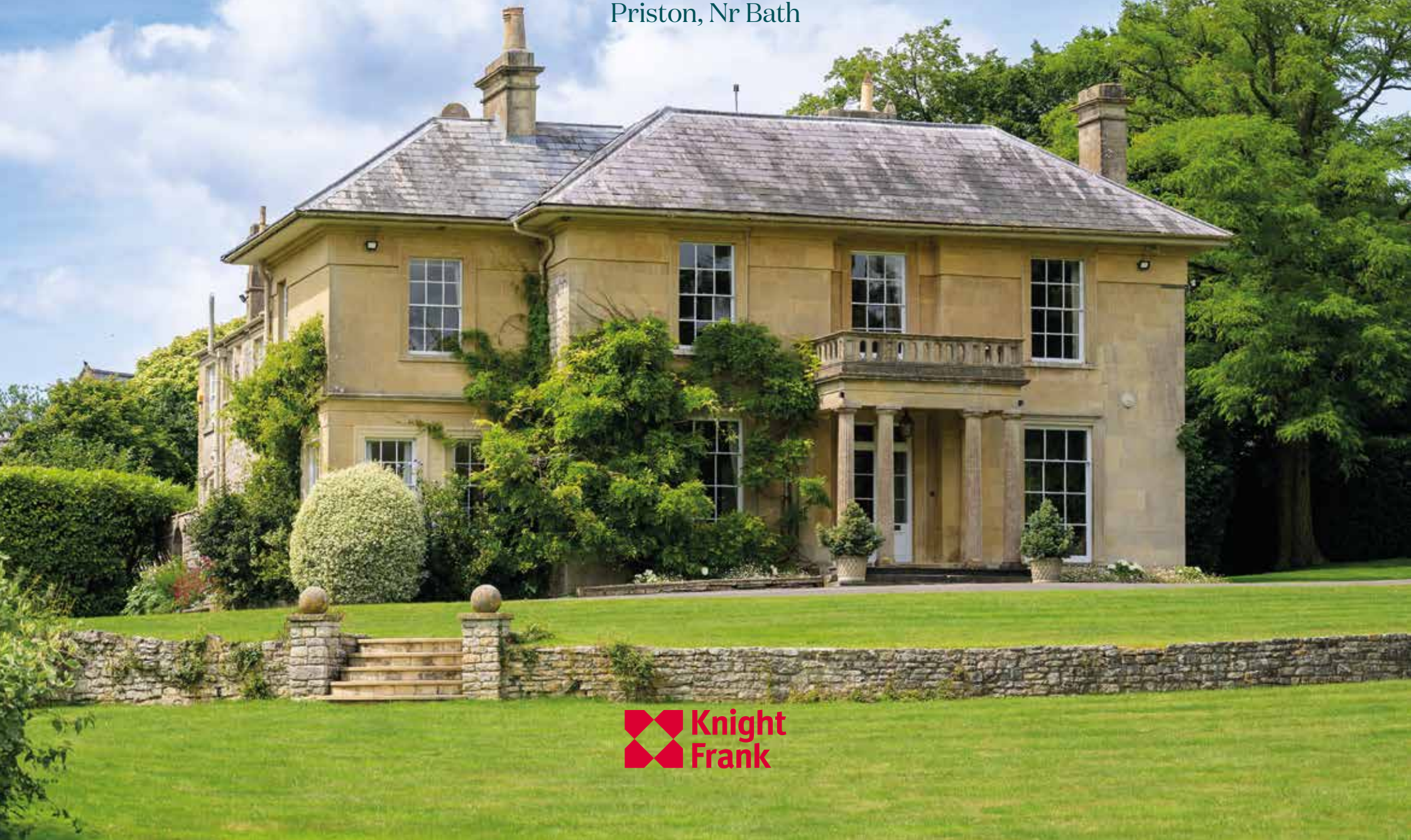


The Manor House

Priston, Nr Bath





An elegant Grade II Listed country house set in about 20 acres of beautiful mature gardens, pasture and woodland.

Bath City Centre 6 miles, Bristol City Centre 13 miles, Bristol Airport 14 miles
(All distances and times are approximate)

		
5-6	3	3

Summary of accommodation

Ground Floor: Entrance hall | Drawing room| Dining room | Morning room | Kitchen/breakfast room | Larder | Office/study | Utility room | WC

First Floor: Principal bedroom with en suite bathroom | Dressing room/bedroom three | Guest bedroom with en suite
Three further bedrooms | Family bathroom

Gardens: Lawns | Kitchen garden | Greenhouse | Double garage | Workshop | Log store | Garden store | Tennis court
Swimming pool | Pastureland | Woodland

Approximately 20.32 acres in total

Situation

The Manor House occupies a sheltered and private position on the outskirts of the popular village of Priston, just 6 miles away from Bath City Centre. The village provides a pub (The Ring O’ Bells), village hall, cricket club and a 12th century church.

The City of Bath is a World Heritage Site famed for its Georgian architecture and Roman history. It is a cultural hub in the region and boasts several renowned venues including the Bath Abbey, Theatre Royal and the Assembly Rooms among others. It offers a wealth of cultural, business, and recreational facilities.

There is an excellent range of schools in the area, including the Royal High School, Kingswood and King Edwards School in Bath, Westonbirt, Marlborough College, Dauntsey’s and St. Mary’s Calne.

Transport links are excellent. There is good access to the national motorway network with the M4 (Junction 18) and M5 being approximately 10 miles away. Excellent rail services can be found at Bristol Temple Meads, Bristol Parkway and Bath Spa. Bristol Airport lies approximately 14 miles to the west, offering domestic and international flights.

The Manor House

The Manor House is exceptional country house and the stunning façade has all the hallmarks of Georgian elegance. The proportions and layout of the house are fine examples of its era, with high ceilings, generous entertaining areas and grand features.



The entrance hall creates a wonderful sense of arrival and sets the tone for the rest of the house. The drawing room and dining room are both excellent well-proportioned rooms and ideal for entertaining. There are beautiful period features throughout including intricate cornicing, original shutters, elegant floor to ceiling sash windows and a stone staircase.

Beyond the formal rooms is a bright morning room, study, a west-facing kitchen/breakfast room, utility room, larder and WC.

The first floor provides a principal bedroom with dressing area and en suite bathroom, a guest bedroom with en suite bathroom, dressing room/bedroom three, a further three bedrooms and a family bathroom. All the bedrooms and central landing have lovely garden views.





FLOOR PLAN

Approximate Gross Internal Floor Area
Main House = 444 sq m / 4,779 sq ft
Outbuilding = 4 sq m / 43 sq ft
Garage = 63 sq m / 678 sq ft
Total Area = 511 sq m / 5,500 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.

GARDEN & GROUNDS





Garden, Grounds and Outbuildings

The attractive gardens and grounds at The Manor House offer a wealth of mature trees, climbing wisterias and trained roses, large expanses of lawns, a kitchen garden and a greenhouse. There is a sheltered west-facing terrace leading from the kitchen which can be enjoyed throughout the day.

Beyond the garden is an attractive gate and estate railings which lead into the well-maintained pastureland and woodland, currently grazed with sheep. There is a heated outdoor swimming pool and an astro tennis court. The outbuildings include a double garage, workshop, log store and garden store. The land extends to about 20.32 acres in total.



Property Information

Services

Mains electricity and water. Oil fired central heating, hot water and swimming pool.

Tenure

Freehold

Local Authority

Bath & North East Somerset Council

Council Tax

Band G

Directions

Postcode: BA2 9EH

What3words: ///chipper.carpeted.trifle

Viewings

Viewing is strictly by appointment through Knight Frank.



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