



## ROWLEY COTTAGE

Combe Hay, Bath BA2 7EF



# A CHARMING FOUR BEDROOM DETACHED COTTAGE WITH STUNNING VALLEY VIEWS, SET IN THE PICTURESQUE VILLAGE OF COMBE HAY ON THE SOUTHERN SLOPES OF BATH.

The property offers a tranquil village setting with mature gardens,  
character interiors and a double garage.

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|  |  |  | EPC |
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Land Area: 0.25 acres

Local Authority: Bath and North East Somerset Council

Council Tax band: G

Services: We are advised that the property is connected to mains electricity,  
water and fibre broadband, with private central heating and drainage.

Tenure: We are advised that the property is Freehold.

what3words: ///jumped.orange.twist

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.

# SITUATION

The property is located in the village of Combe Hay, on the southern slopes of Bath, with surrounding countryside and stunning valley views. The village has a church, a local pub, and a welcoming community.

Bath, a few miles away, provides a wide range of shops, restaurants, cultural attractions, and leisure facilities. Nearby villages including Freshford and Monkton Combe offer additional amenities, while Bradford on Avon and Corsham provide a broader range of services.

Transport links are good, with the A36 and A367 connecting to Bristol, the M4, and the wider motorway network. Bath Spa railway station offers frequent services to London Paddington (from around 1 hour 15 minutes), with Bristol Temple Meads also accessible.

Schools in the area include Combe Down Primary, Ralph Allen, Prior Park College, King Edward’s, Monkton Combe, and Kingswood, along with the University of Bath.

Bath 3 miles, Freshford 4.5 miles, Bradford on Avon 7 miles, Bristol 16 miles. (All distances are approximate).





## THE HOUSE

Rowley Cottage is a four-bedroom detached house built in the early 1990s from local stone, on the site of a former farm building. A retained wall dated 1867 adds historical character, and the property is set within the southern Cotswolds Area of Outstanding Natural Beauty, offering stunning valley views.

The ground floor comprises a bright and spacious open-plan kitchen, dining and family room, with a utility room accessed directly from the kitchen. The space is naturally light and provides ample room for daily living and entertaining. Adjacent to the kitchen is a separate living room, which leads into a garden room overlooking the rear gardens and valley beyond, creating a connected, light-filled space. A separate WC completes the ground floor.

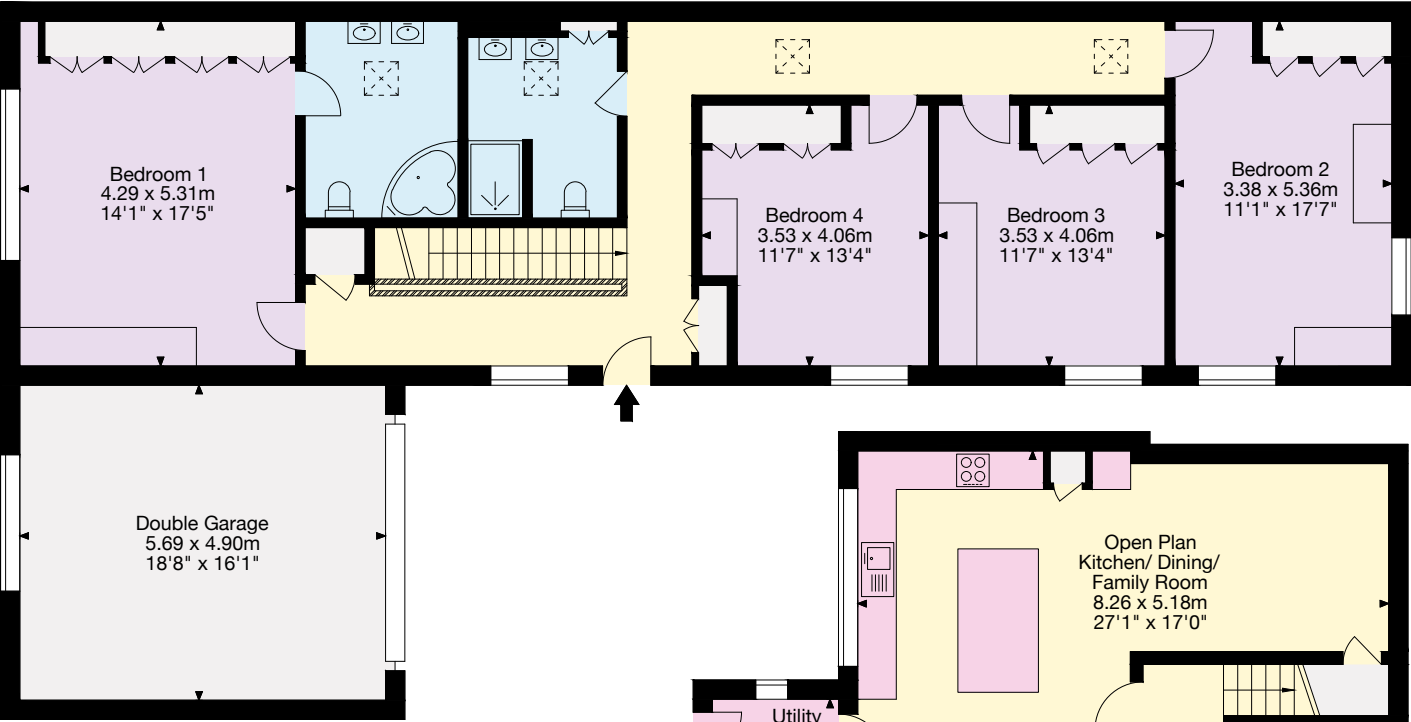
On the first floor, the principal bedroom includes an en-suite bathroom with modern fittings and views over the gardens. Three further bedrooms are arranged around a separate family bathroom. All bedrooms include built-in storage and windows positioned to take full advantage of the surrounding valley views, ensuring well-lit and practical accommodation throughout.



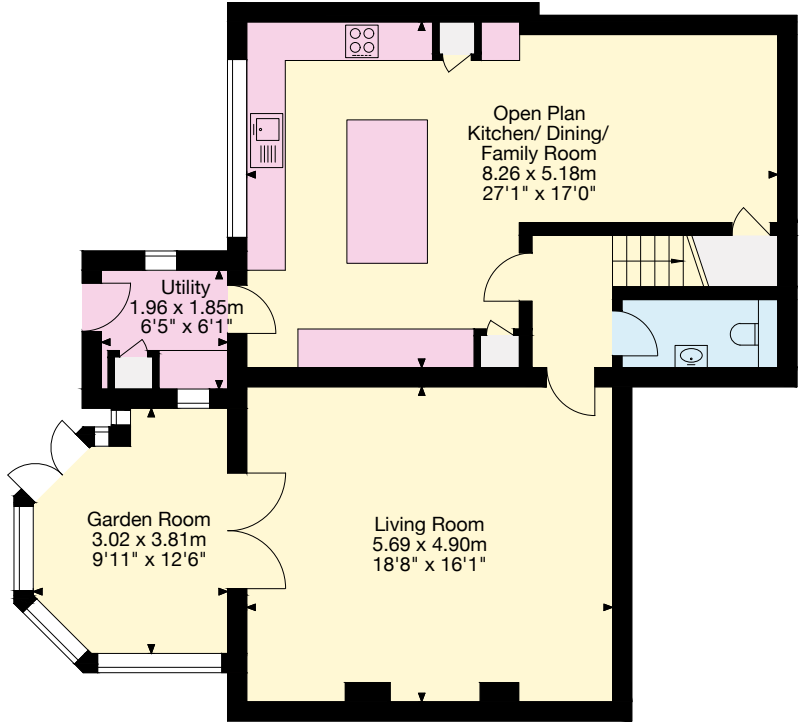
# OUTSIDE

At the front, a driveway leads to a double garage. The south-facing rear garden is tiered, with a paved patio, an upper lawn, and a lower lawned section, enclosed by stone walls and fencing. A shed, greenhouse, and smaller garden areas provide practical and flexible outdoor space. The gardens are arranged for ease of maintenance while taking full advantage of the private valley views.





First Floor



Ground Floor

Approximate Gross Internal Area  
Main House = 203.9 sq m / 2,195 sq ft  
Garage = 27.6 sq m / 298 sq ft  
Total Area = 231.6 sq m / 2,493 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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