



The Bothy, Warleigh Manor, Warleigh, Bath, BA1 8EE

welcome to

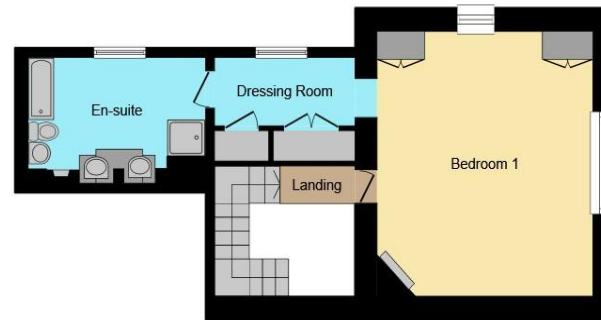
The Bothy, Warleigh Manor, Warleigh, Bath

Set within the magnificent Grade II listed Warleigh Manor House, this stylish and beautifully presented home is a true delight. Fantastic private setting.





Ground Floor



First Floor

Court Yard To Entrance

289' x 198' (88.09m x 60.35m)

Morning/Dining Room

17' 6" x 12' 1" (5.33m x 3.68m)

Drawing Room

24' 5" x 18' 6" (7.44m x 5.64m)

Study

5' x 5' (1.52m x 1.52m)

Kitchen/ Breakfast Room

17' 4" x 12' 5" (5.28m x 3.78m)

Utility Room

12' 3" x 8' 11" (3.73m x 2.72m)

Cloakroom

Bedroom Three

12' 6" x 11' 4" (3.81m x 3.45m)

En Suite

Bedroom One

18' 5" x 16' 6" (5.61m x 5.03m)

En Suite

Bedroom Two

16' 1" x 12' 11" (4.90m x 3.94m)

En Suite

Garage

17' 3" x 9' 6" (5.26m x 2.90m)

Parking Space For Two Cars

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

The Bothy Warleigh Manor, Warleigh Bath

- Set Within This 1815 Grade II Listed Manor House
- Warleigh Manor Is One Of The Areas Finest Country Houses
- The Bothy Is Privately Tucked Away In The South East Corner
- Pretty & Private Rear Garden Plus Garage & Parking
- Vaulted Formal Reception - Beautiful Room

Tenure: Leasehold EPC Rating: E

Council Tax Band: G Service Charge: 8081.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£1,450,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105637



Property Ref:
LAR105637 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk