



Combe Hay, Bath, Somerset, BA2

£3750.00 Per Month (Unfurnished)



Description

A beautiful four bedroom detached Barn conversion situated in the village of Combe Hay. The property is situated in an elevated position with fantastic views across open countryside. The accommodation briefly comprises: Reception hallway, cloakroom, Drawing room with double aspect, study, family room with doors leading onto the rear garden, kitchen/breakfast room with exposed beams fitted cupboards and built in appliances and views over the garden,, seperate utility room, dining room, from the reception hallway a staircase leads upto the landing leading to all four bedrooms, Master bedroom with en-suite bathroom and walk in wardrobe. Family bathroom.

Situation

Combe Hay is a sought after and an attractive village nestled on the southerly outskirts of Bath and approx 5 miles from the City centre. The village has the much renowned Wheatsheaf restaraunt and the nearby village of Wellow which provides a public house and a farm shop. Bath nearby amenities consist and include : Thermae Spa, Theatre Royal and Bath Spa station with access to London, Swindon, Bristol and South Wales. The property is also well located for easy access to various nearby

schools which include a selection of primary schools together with senior schools such as King Edwards, Prior Park and Beechen Cliff. The M4 mortorway is approximateley 10 miles to the north of the city.

Outside

Through double gates onto a gravelled driveway with ample parking for several cars. A detached garage sits to the side of the driveway with steps leading upto formal lawned gardens bordered by well stocked borders with various mature shrubs and trees. To the rear is a walled South facing rear garden is well tended and comprises a level lawn, paved sun terraces and numerous flower borders. A stone built store houses the oil tank.



Front view

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	53	58	(39-54) E
(21-36) F			(21-36) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(10-100) A
(81-91) B			(20-100) B
(69-80) C			(30-100) C
(55-68) D			(40-100) D
(39-54) E	53	58	(50-100) E
(21-38) F			(60-100) F
(1-20) G			(70-100) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EPC	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC

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