

whiteley helyar



1,188 ft²
(including garage)



3 double
bedrooms



bathroom &
en-suite



garage &
parking space

Guide Price £950,000

Littledown, Charlcombe, Bath, BA1 8DS

A stylish and versatile architects designed house offering bright and spacious accommodation with potential to extend further subject to the relevant consent as well as incredible panoramic views towards Bathford and Browns Folly. This stunning property sits on an attractive landscaped plot of approaching a third of an acre in this beautiful semi rural spot yet still within easy reach (1.5 miles) of central Bath.

ACCOMMODATION

entrance hall	three double bedrooms
kitchen dining living room	en-suite dressing room and bathroom to master bedroom
utility room	family bathroom

EXTERNALLY

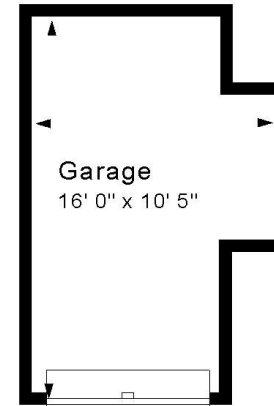
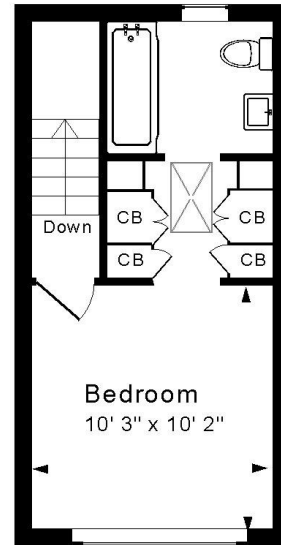
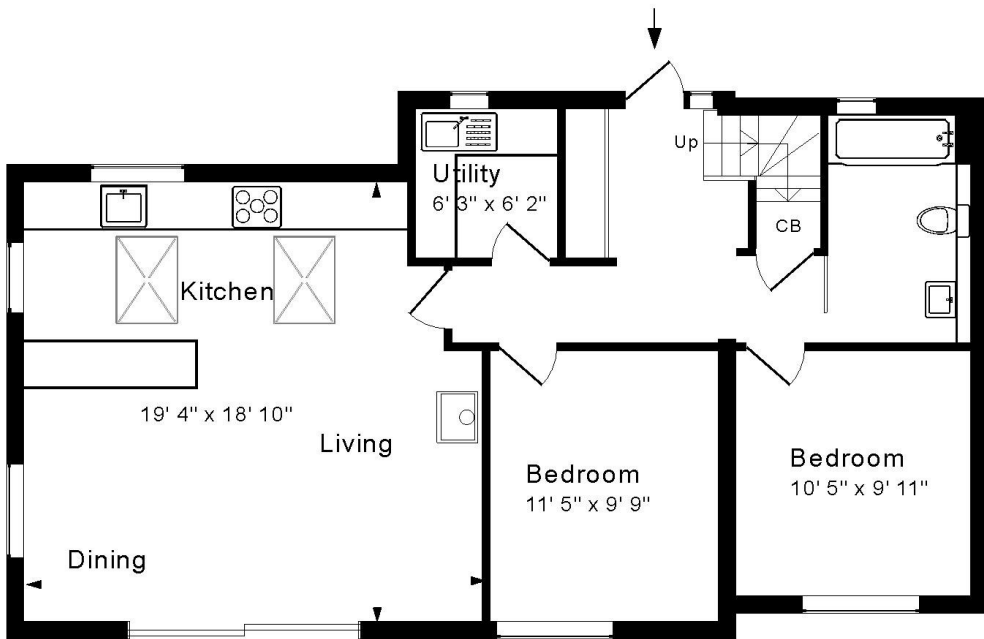
The gardens are delightful, landscaped creating a number of terraces showcasing the view. There is a decked area enclosed by bushes to the front enjoying views over the property and down the valley beyond. To the rear of the property is a spacious patio perfect for alfresco dining and entertaining with the lower terrace, enclosed by topiary providing another great area for seating. The lower and side gardens are laid to lawn complete with a number of apple trees and vegetable garden tucked away in the corner. There is a detached garage with space in front to park one vehicle, with current planning permission for additional access from the lane creating the possibility of additional parking if required.

LOCATION

The house occupies a wonderful, elevated and peaceful position enjoying wonderful rural views yet still within easy walking distance of Royal High, Kingswood and St Stephens Schools. The centre of Bath is less than 1.5 mile away - served by a regular bus service. Swift access to the M4 is available without having to cross the city and walks through lovely open countryside are very close to hand.







First Floor

Garage

Ground Floor

Approx. Gross Internal Floor Area 1,045 Sq. Ft. / 97 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026
 Drawing Number: 172-0884
 Littledown, Charlcombe, Bath, BA1 8DS.

Tenure: Freehold,
Council Tax: 'E' £2,861.19 26/27



Energy Efficiency Rating		Current	Potential
£241	A		104
£249	B		
£257	C		68
£265	D		
£274	E		
£283	F		
£292	G		

Not energy efficient - higher running costs
 England & Wales E.U. Directive 2002/91/EC

