



VIEW POINT FARM

Charlcombe, Bath, BA1



AN ATTRACTIVE DETACHED FAMILY HOME WITH EXCEPTIONAL COUNTRYSIDE VIEWS

Offering the best of both rural and city life, with Bath and its amenities
within easy reach and scenic walks on its doorstep.

			EPC
4	3	4	F

Land Area: 0.89 acres. A further 1.37 acres available by separate negotiation.

Services: We are advised that the property is connected to mains electricity, water and full fibre broadband. Heating to be provided by an LPG system and drainage is via a septic

Local Authority: Bath and North East Somerset | Council Tax: F

what3words: ///ranch,judge,crisp

Method of Sale: We are advised that the property is Freehold.

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



SITUATION

This property enjoys beautiful, uninterrupted countryside views across to Swainswick, Solsbury Hill and St Catherine's. It's easily accessed from Lansdown, making it an excellent location for Kingswood School, The Royal High School, Lansdown Tennis Club, Lansdown Golf Club and the M4.

Larkhall and its thriving community are also nearby: the 'high street' has a delicatessen, supermarket, bookshop, pharmacy and more – plus two pubs and a café. There's also a local theatre, community hall and several schools for all ages. Bath city centre and its shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions, are all within easy reach.





THE HOUSE

View Point Farm is an attractive detached family home in a unique setting with exceptional countryside views. Occupying an elevated position, the property enjoys a peaceful setting while remaining within easy reach of Bath and its amenities.

Built from Bath stone, the house has been extended over the years to include additional living spaces, most recently in 2022 with the addition of a new kitchen/dining/living room. Inside the front porch, a bright and welcoming hallway opens to a study on the left, its window with views across the expansive front garden.





To the right of the hall are double doors into a sitting room that stretches the depth of the house, enjoying views to both the front and rear (French doors open to the rear garden). A few steps connect this room to the kitchen/dining/living room. This stunning space, designed to maximise both views and privacy, has neutral ceramic Mandarin Stone tile flooring (with underfloor heating), while the kitchen has Caesarstone worktops, built-in Siemens appliances and a larder-style cupboard. A central island houses the sink, breakfast bar, drinks fridge and additional storage.

From the dining/living room, glazed doors open to front and rear terraces, extending the living space and making the most of the peaceful setting. On the other side of the hallway are two family bathrooms, while along the corridor is a utility/boot room with its own access from the front and access to the cellars below.

Beyond this is another living space, converted from the original barn, with a high, sloped ceiling and exposed wooden beams, offering flexible accommodation. Back in to the stairs, a WC is on the half-landing. The first floor provides four good-sized bedrooms, all with rural views and built-in storage, together with a family bathroom.





OUTSIDE

At the front, the house is approached through iron gates, along a driveway that curves left to a parking area in front of the garages and behind hedging. The expansive front garden is predominantly laid to lawn. Hornbeam hedging frames the stone walls, while stock fencing marks the remaining boundaries, helping to keep pets secure. There are plum and apple trees throughout the garden, while Nepeta and lavender frame the paved areas close to the house and the large dining terrace.

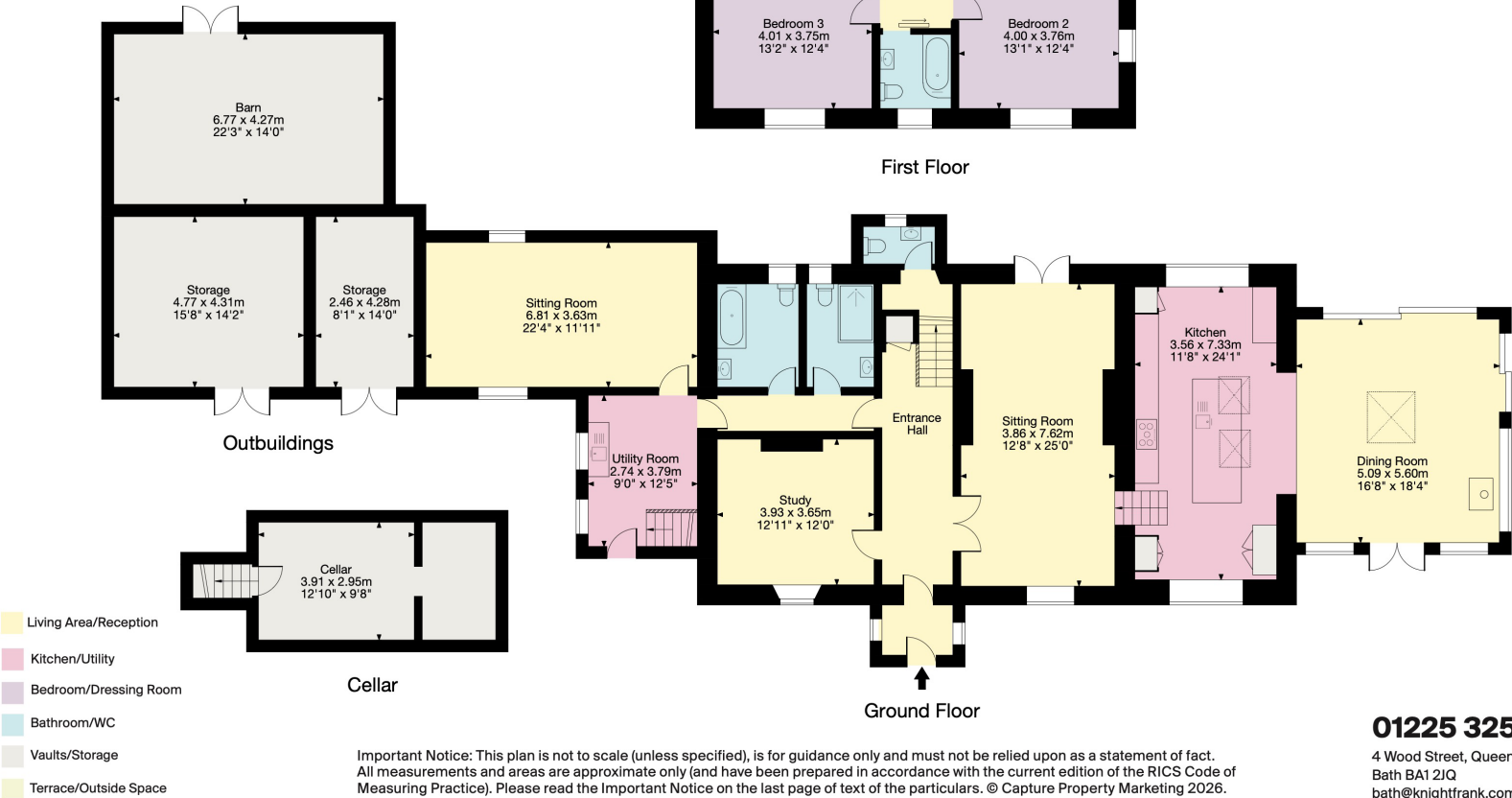
There are three outbuildings: two storage rooms/garages to the front, and a barn at the rear. The rear garden is mostly lawn, with a paved sun terrace in one corner and stock fencing at the boundary. It enjoys wonderful open views across the valley. It is hard to believe that city life is so close.



View Point Farm

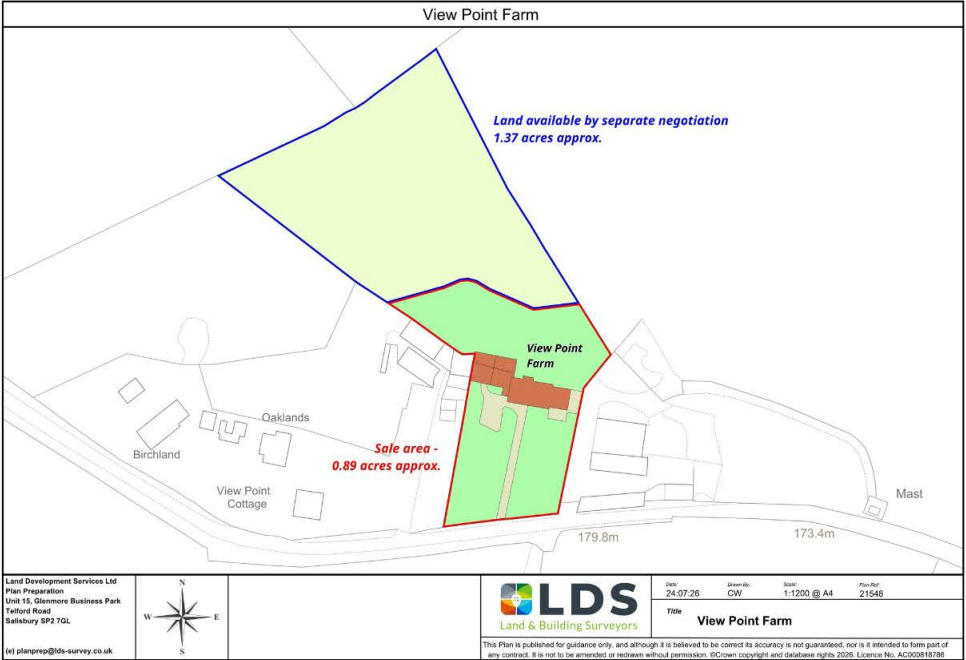
Charlcombe, Bath

Gross Internal Area (Approx.)
Main House = 277 sq m / 2,981 sq ft
Outbuildings = 63 sq m / 678 sq ft
Total Area = 340 sq m / 3,659 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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