



Charlcombe Manor, Charlcombe Lane, Bath, BA1 8DS

welcome to

Charlcombe Manor, Charlcombe Lane, Bath

Charlcombe Manor is a historic Grade II listed late 17th century dwelling having sumptuous views over Charlcombe Valley. Approached via private gated driveway, this is a wonderful piece of history.





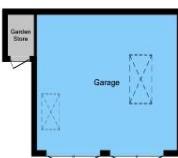
Ground Floor



First Floor



Second Floor



Garage

Living Room

17' 10" x 15' 10" (5.44m x 4.83m)

Dining Room

15' 8" x 15' 6" (4.78m x 4.72m)

Drawing Room

22' 2" x 17' 1" (6.76m x 5.21m)

Fitted Kitchen/ Breakfast Room

26' 4" x 11' 10" (8.03m x 3.61m)

Laundry Room

8' 10" x 7' 10" (2.69m x 2.39m)

Store Room

7' 9" x 6' 9" (2.36m x 2.06m)

Master Bedroom

24' 8" x 16' (7.52m x 4.88m)

Ensuite Bathroom

Family Bathroom

Bedroom Two

22' 3" x 17' 9" (6.78m x 5.41m)

Bedroom Three

19' 8" x 15' 7" (5.99m x 4.75m)

Bedroom Four

17' x 12' 4" (5.18m x 3.76m)

Bedroom Five

14' 1" x 10' 2" (4.29m x 3.10m)

Attic Room

16' 7" x 15' 8" (5.05m x 4.78m)

Guest Bathroom

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

Charlcombe Manor, Charlcombe Lane, Bath

- Beautiful Grade II Listed Manor House
- Jacobean Style Ceilings To Several Rooms
- Gated Private Driveway & Japanese Garden
- Breath-Taking Views Over Chalcombe Village & Solsbury Hill
- Five Bedrooms, Three Bathrooms Plus Cloakroom

Tenure: Freehold EPC Rating: E

Council Tax Band: H

£2,250,000



view this property online allenandharris.co.uk/Property/LAR105609

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.



Property Ref:
LAR105609 - 0010

Outside

Double Garage

19' 3" x 16' 10" (5.87m x 5.13m)

Large Formal Gardens

Agent Note

There is a section of garden land at the front that is on a separate title and therefore is not included in the sale of Charlcombe Manor - Please contact the selling agents prior to viewing or agreeing a sale, so we can physically show you this piece land.



Please note the marker reflects the postcode not the actual property



01225 482244



BathLarkhall@allenandharris.co.uk



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



allenandharris.co.uk