



**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.





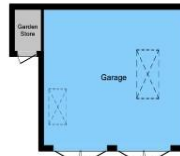
**Ground Floor**



**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](http://www.focalagent.com)

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## 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 Charlcombe Village & Solsbury Hill
- Five Bedrooms, Three Bathrooms Plus Cloakroom

Tenure: Freehold EPC Rating: E  
Council Tax Band: H

**£2,250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LAR105609 - 0010

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### 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.

  
allen & harris



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