

whiteley helyar



2,896 ft²



4 bedrooms



3 bathrooms



double garage
& parking for
two cars

Guide Price £ 900,000

Inglescombe House, Haycombe Lane, Englishcombe, Bath, BA2 9DN

A beautiful Grade II Listed property, built in 1763, forming part of this impressive former farmhouse just three or so miles south of the centre of Bath, enjoying a fabulous semi-rural position and stunning far reaching views. This deceptively spacious house offers over 2,800 square feet of versatile accommodation arranged over four floors and benefits from a double garage and a number of charming features such as high ceilings, feature fireplaces, fabulous bay windows, and exposed floorboards. Chain free

ACCOMMODATION

entrance porch	dining room
entrance hall	rear porch/boot room
cloakroom	vault
living room	four double bedrooms
kitchen	two en-suite bathrooms
utility room and additional cloakroom	family bathroom

EXTERNALLY

To the side of the property is a double garage with space to park two vehicles in front. There is a walled garden to the front, low maintenance with stone planters planted with shrubs and bushes. The rear garden is verdant and mature, mainly laid to lawn thoughtfully planted with an array of flowers, shrubs and trees to borders. There is a patio area directly to the rear of the house providing space for entertaining and alfresco dining whilst enjoying the fabulous distant views as well as gated side access and a timber garden store.

LOCATION

The peaceful and countrified hamlet of Haycombe is a most enviable position. It is adjacent to (and overlooks) wonderful rolling countryside and the adjoining Dutchy of Cornwall land, yet is just a very short drive from the wide range of facilities and amenities that the city of Bath has to offer - including excellent local schools, shops and amenities, sports facilities and high speed rail links to London and access to the M4 motorway.

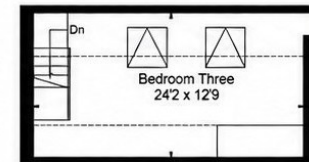




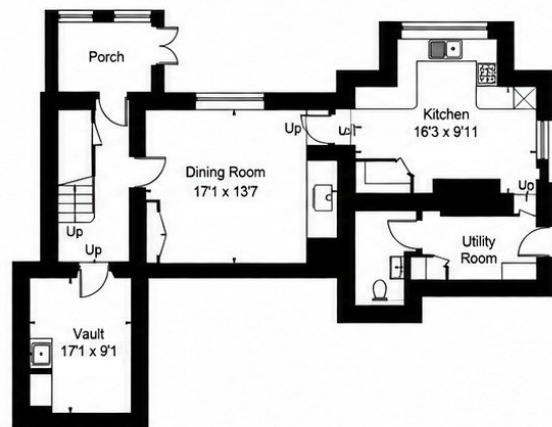


Approximate Floor Area = 269.1 sq m / 2896 sq ft Garage = 27.9 sq m / 300 sq ft
 Total = 301.5 sq m / 3244 sq ft (Excluding Eaves)

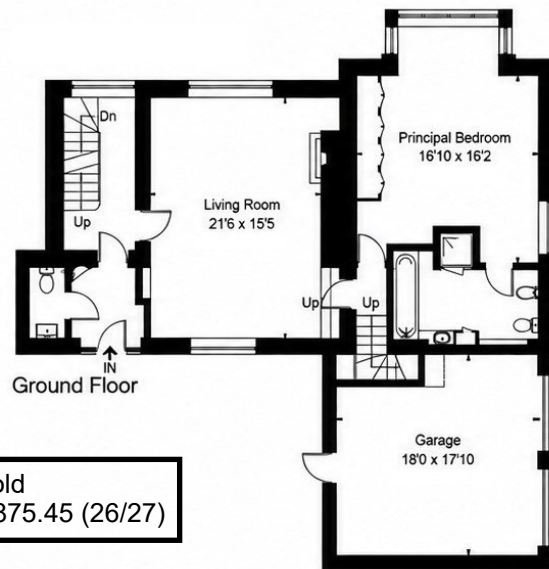
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



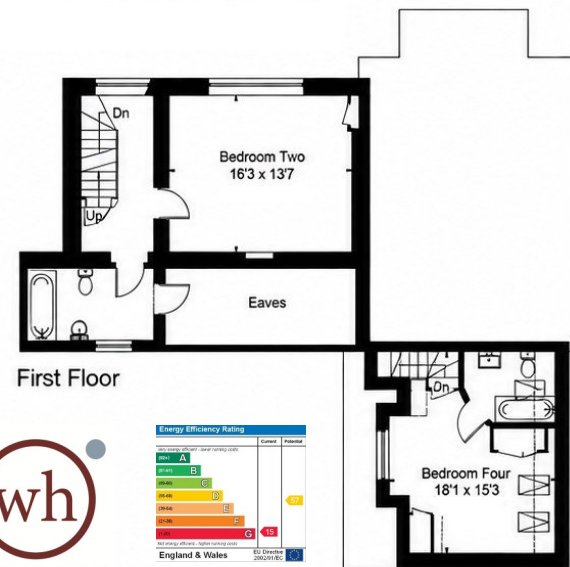
Second Floor



Garden Floor



Ground Floor



First Floor

Tenure: Freehold
Council tax band: 'G' £3,875.45 (26/27)

