



**Bathampton Manor**  
**Mill Lane**  
**Bath**



# Bathampton Manor Bath

**An historic Grade II listed Manor House in Bathampton, formerly used as a care home and now requiring refurbishment throughout.**

Ground Floor | Entrance Hall | Drawing Room | Dining Room |  
Office | Commercial Kitchen | Garden Room | Utility/Laundry | 5 Bedrooms | 2 WCs | 2 Bathrooms  
First Floor | 13 Bedrooms | 8 WCs | 3 Bathrooms  
Second Floor | 4 Bedrooms | 1 En Suite Shower Room | 3 WCs  
Cellars | Stone Out Building | In all approximately 3.38 acres

Bath City Centre & Bath Spa Train Station | 2.5 miles  
Chippenham Train Station | 12 miles  
Bristol | 15 miles  
M4 (Junction 18) | 10 miles



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## A beautiful countryside position and of local historic importance.



Bathampton Manor enjoys a lovely location on the edge of the desirable village of Bathampton, within the green belt and in an Area of Outstanding Natural Beauty. Set in over 3 acres of grounds and woodland, between the River Avon and the Kennet & Avon canal, there are many footpaths nearby ideal for walking or cycling along the towpath to Bath. Bathampton has a primary school with Ofsted outstanding rating and the property is within the catchment area for highly regarded schools in Bath.

There are various local amenities in the village including the famous George pub, Bathampton Mill riverside restaurant, a doctors' surgery, village cafe, Spar convenience store, and St Nicholas Church. There is also an active village hall offering a range of activities, playgroup, private day nursery and a recreation ground.

Bathampton Manor is a Grade II listed house set in a beautiful countryside position and is of local historic importance, once being the home of Ralph Allen who was renowned for being largely responsible for the 18th century development of Georgian Bath. The impressive coat of arms carved in the stone over mantle in the drawing room is that of the Allen family and a particularly fine feature of the house. There are two further period fire surrounds in the entrance hall and the dining room. The beautiful south facing front elevation is of Bath stone under a slate roof. It has a most attractive symmetry with tall sash windows to the ground and first floor and impressive stone columns to the entrance.

Since 1947 the property has been a residential home for the elderly and there have been modern additions to the property including a two storey west wing, a commercial kitchen and a sunny garden room on the east aspect. The accommodation is arranged over three floors and covers an area of approximately 10,243 square feet/952 square metres. The property offers great potential for improvement and development (subject to the necessary planning consents) to reinstate it as a private residence or various commercial uses.



The Manor House is approached via a shared driveway off Mill Lane and there is parking for numerous cars to the front of the property. There are over three acres of grounds with formal lawned gardens with walkways and seating areas and beautiful mature trees.

There is a sunny and sheltered patio area off the west wing and the garden room on the east side opens onto another lawned garden.

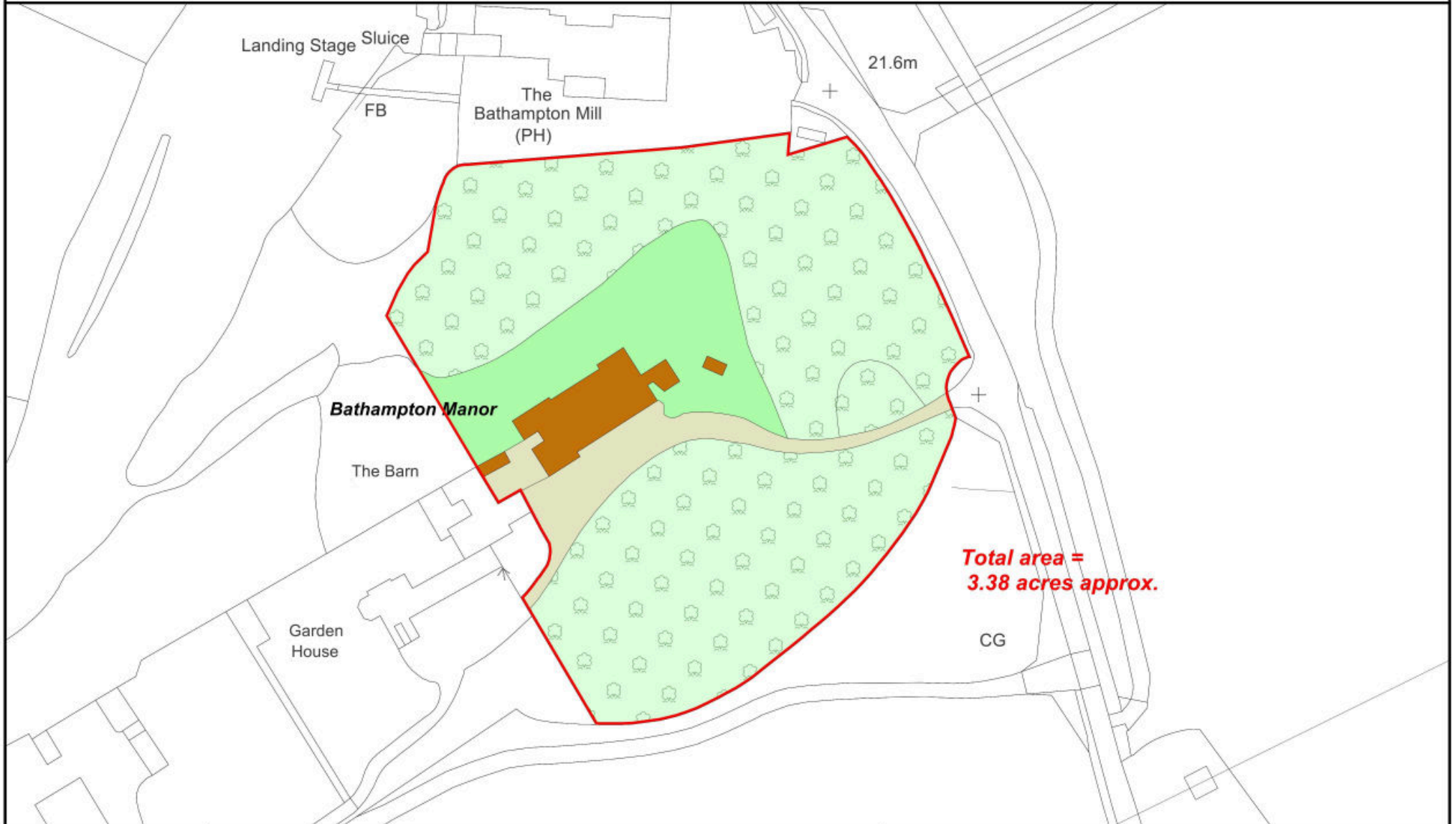
At the rear of the property there is a terrace spanning the width of the house elevated from a lawn and beyond lovely views of the extensive woodland. There is also a stone outbuilding housing two workshops or stores.



*Leaving the centre of Bath on the Warminster Road (A36) fork left down Bathampton Lane. After the humpback bridge continue past The George pub and St Nicholas Church towards the toll bridge. The driveway for Bathampton Manor will be on your left just before Bathampton Mill.*



# Bathampton Manor



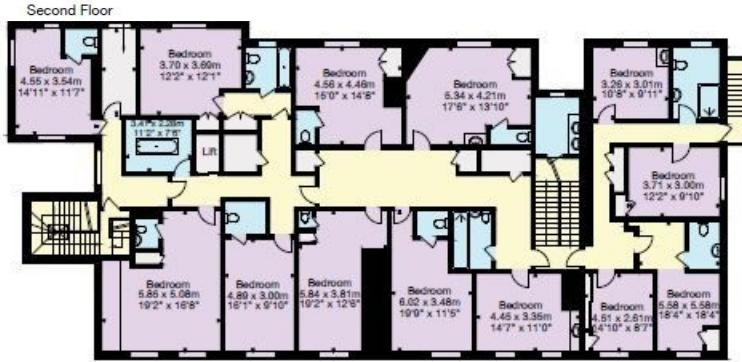
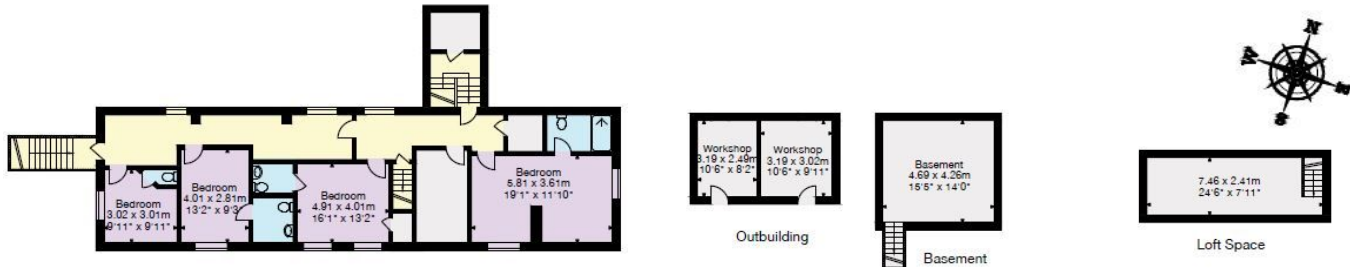
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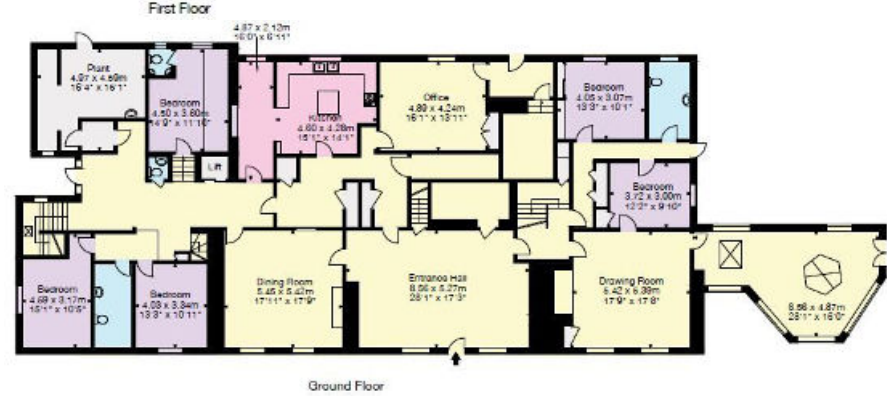
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Title **Bathampton Manor**

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Main House = 952 sq m / 10,243 sq ft  
 Outbuilding = 18 sq m / 194 sq ft  
 Total Area = 970 sq m / 10,437 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

## Services

We are advised that mains water, electricity, gas and drainage are connected to the property.

## Tenure

Freehold

## Local Authority

Bath & North East Somerset 01225 477000

## Council Tax

Band H

## Viewings

Strictly by prior appointment with the agent.

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**I would be delighted to tell you more.**

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