



Combe Edge House, Monkton Combe, Bath

A detached six bedroom family home, in a semi-rural position close to the city.

Accommodation

Ground floor Entrance hall | Living room | Dining room | Study | Snug | Open plan kitchen/ breakfast room | Laundry room | Cloakroom

First floor Principal bedroom suite with bathroom | Double bedroom en suite shower room | 3 double bedrooms | Single bedroom | Bathroom

Outside Entertaining terraces | Lawns | Double garage | Parking

Lot 1 House & Grounds

In all approximately 1.07 acres

Lot 2

In all approximately 1.72 acres, available by separate negotiation

Distances

Bath 3 miles, Bradford on Avon 5 miles, M4 J18 10 miles (All distances are approximate).

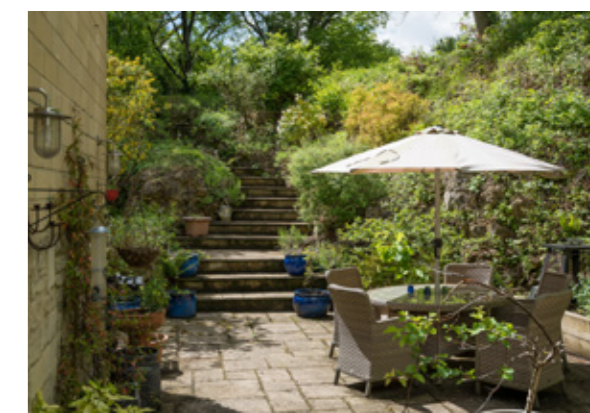
Situation

Combe Edge House is located on the edge of the popular village of Monkton Combe; offering the best of both city and rural life, being just a few miles from Bath city centre, with country walks on the doorstep.

The popular Skyline Walk and National Trust land are within five minutes walk. Regular bus services travel into the city centre from the top of the hill, and a further bus service is available from the University Campus; the Campus provides superb sporting facilities. In addition, nearby Combe Grove offers numerous leisure facilities.

Communication links are excellent, with a mainline rail link from Bath Spa to London Paddington and Bristol Temple Meads.

There are a fantastic selection of schools nearby, including Monkton Combe, Ralph Allen, Prior Park, King Edward's and Beechen Cliff.



The House

The property dates back to circa 1706, with later additions, but benefits from not being listed. The property provides good modern family living space arranged over two floors, with spacious and versatile accommodation.

From the enclosed porch is a spacious entrance hall with a slate-tiled floor and an attractive timber fireplace with a wood-burning stove. The study, immediately to your right, has twin built-in bookshelves with cupboards beneath. To the other end of the hall is a beautiful living room with a dual aspect facing front over the lawned gardens and over the rear terrace. An impressive 'Varde' log burner sits on a stone hearth. A door leads through to the dining room with rear facing aspect and French doors to the gardens and terrace. There are fitted bookshelves with storage beneath. The room then leads you back through to the hall, giving excellent circulation for entertaining.

The light and airy kitchen is of an impressive scale and, combined with breakfast room, gives a great space for families and also to entertain. A good range of painted white units, a large central island and gas-fired AGA, complete the country-style kitchen. Off the kitchen, a door leads through to a very good-sized laundry room providing plenty of further storage with one cupboard housing the boiler. There is a back door out to the side garden. Also on this floor is the snug which enjoys a double aspect and a further wood-burning stove for cosy evenings, and a cloakroom.

On the first floor is the principal bedroom which has a huge amount of built-in storage and its own en suite bathroom. Given the spacious nature of the room, there is effectively room for a dressing area.

From here is a double bedroom with en suite shower room, three further double bedrooms, a single bedroom which could equally be used as a nursery or second study (there is plumbing in place to be a bath/shower room if desired), and finally the family bathroom.

Gardens & Grounds

The property is approached through double wooden electric gates onto a private driveway where there is parking for a few vehicles, in addition to the double garage which has power and light.

There are pretty lawned gardens to the front of the house which are flanked by mature shrubs and trees, including two fruit trees which blossom in spring.





To the right of the house is an area which historically formed part of a quarry and provides an abundance of nature and wildlife; but equally makes a cool space for events like movie nights!

At the rear of the house there is a paved terrace which is perfect for summer dining off the kitchen/breakfast room. From here steps lead up to a pond and waterfall, before reaching a fantastic large lawned garden which adjoins the open countryside. There is a spacious terrace, which is a complete sun trap and is ideal for entertaining in the summer, especially as it enjoys fabulous views across the countryside.

There is additional land available by separate negotiation, lot 2 which is approximately 1.72 acres

Directions (BA2 7HT)

From Bath head out on Widcombe Hill and continue onto Claverton Down Road. Turn right to stay on this road, and at the roundabout take the 1st exit onto Brassknocker Hill. The property will be found on your right hand side before you reach Combe Grove.

Property information

What Three Words: ///credit.pilots.gears

Services: We are advised that there is mains water, electricity and drainage. Gas fired central heating.

Agents Note: There is a footpath to the right hand side of the property which provides a great and safe route to head out of the property on foot.

There is an uplift/overage clause on the paddocks which applies to both residential and commercial property. 50% of the increase in value of the land subject to the planning permission, will be payable to the vendor for a period of 25 years. This does not prohibit a new owner from erecting outbuildings or ancillary accommodation to the main house, subject to obtaining the necessary consents.

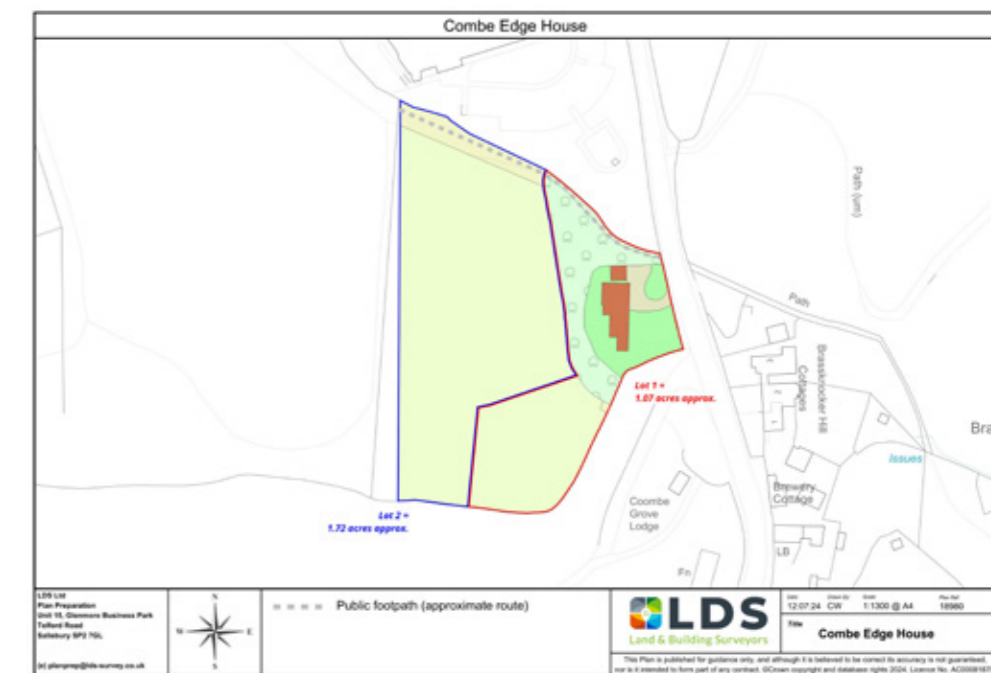
EPC: D

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

Guide Price: £1,395,000

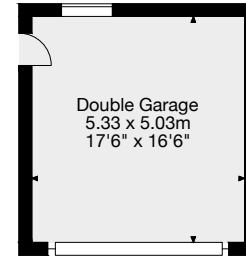
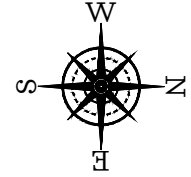
Local Authority: Bath & North East Somerset Council – bathnes.gov.uk

Council Tax: Band G

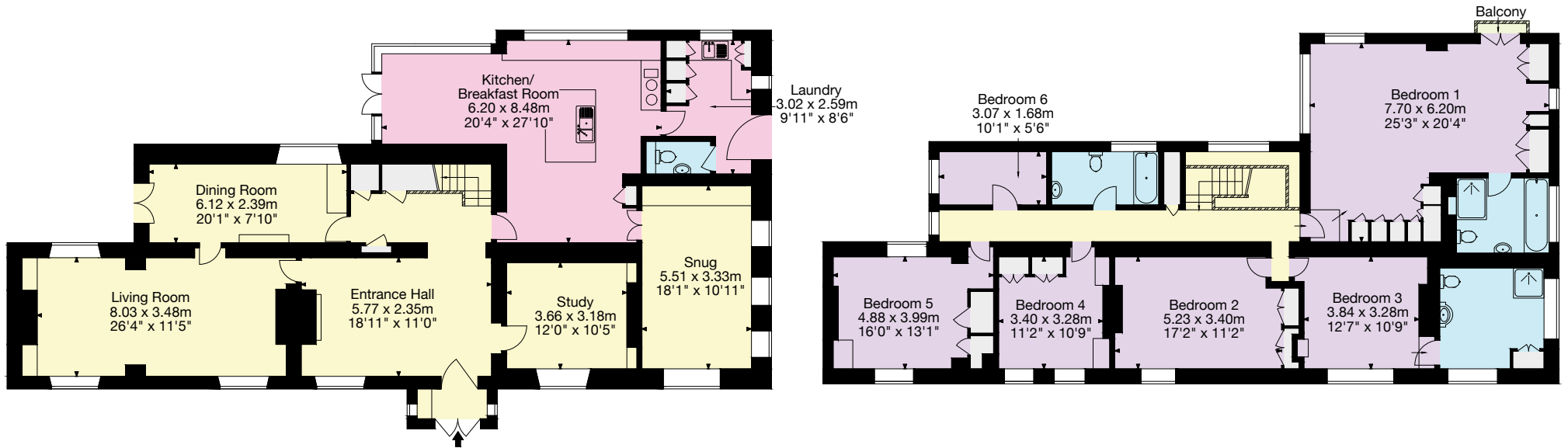


Main House = 330 sq m / 3,558 sq ft
 Garage = 27 sq m / 289 sq ft
 Total Area = 357 sq m / 3,847 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garage



Ground Floor

First Floor

Knight Frank Bath
 4 Wood Street
 Queen Square, Bath
 BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Francesca Leighton-Scott
 01225 325 994
Francesca.Leighton-Scott@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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