

Vale View House

Combe Down, Bath



A detached, Grade II listed, 4-bedroom family home in sought-after Combe Down village.

Central Bath 2.5 miles, M4 (J17 or 18) 12 miles
(All distances are approximate).



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Summary of accommodation

House

Ground floor: Hall | Kitchen/Dining Room | Conservatory | Sitting Room | Utility Room | WC | Workshop | Storage Potting Shed

First floor: Principal Bedroom Suite | Three Further Bedrooms | Two Bathrooms

Outside

Driveway | Garden | Double Garage | Shed | Greenhouse | Three Terraces



Situation

Times and distances are approximate.

Combe Down sits on a ridge above Bath, 1.5 miles to the south of the city centre.



The village is close to large areas of natural woodland, mostly owned and managed by the National Trust, and includes public footpaths such as the Bath Skyline trail. Combe Down comprises mostly 18th and 19th century Bath stone-built villas, terraces and workers' cottages.



There is an active community with plenty of local amenities including schools, churches, shops, local societies and pubs.



A good mix of primary and secondary state and independent schools are nearby, including Combe Down, Ralph Allen, Monkton Combe and Prior Park College.



Bath's city centre has an exemplary range of restaurants, bars and entertainment facilities, as well as cultural attractions.



There are many sporting opportunities in and around Bath including golf, cricket, horse racing and rugby.



Bath Spa railway station has a mainline rail link to London Paddington and Bristol Temple Meads.



The Property

On the market for the first time in 50 years, Vale View House is a charming, detached family home in an ideal setting. Built in 1850 in Bath stone by the head mason of the quarry at the time, this detached family home sits solidly in its plot, surrounded by gardens and with views south west across the valley.

A raised portico at the centre of the building forms the entrance, with a half-glazed door opening into the hallway. There's storage here for coats and access to all the ground floor accommodation. The living room - originally two rooms - has windows on two aspects and a carved stone fireplace as a focal point, with built-in bookcases either side (one cleverly disguises the TV).

The kitchen/dining room is on the other side of the hall, and adjoins the conservatory. Together, they form an attractive and practical family space. The kitchen has an Aga as well as an electric oven and hob, granite worktops and pale blue units. The dining room has a large window with views across the garden and the double-glazed conservatory has a tiled floor, is fully heated and has access to the garden terrace. It is useful to note that there is secondary double glazing at the front of the house and double glazing throughout the rest of the house.

At the rear of the hall, to the right, is a WC and a utility room with access onto the side garden. To the left, is a store room which is currently a workshop and leads into a larder/boiler room, and then into the outbuilding - a stone-built, barn-style potting shed with potential to be additional living accommodation.

Upstairs, there are two bedrooms at the front of the house, including the principal ensuite, with a double basin unit, shower and dressing room with floor to ceiling wardrobes. There are two more bedrooms and two bathrooms plus a good-sized linen cupboard.

Outside

The elevated plot is contained within walls on all sides and backs onto woodland and a primary school. The entrance is via ironwork gates onto a tarmac driveway that sweeps round to the front of the house. On one side is a dining terrace with paved walkway through a wooden pergola down to the shed and down again to the gated pedestrian access next to the garage.

A large, flat lawn is shaped by borders with mature shrubs and a few trees. To the other side is a vegetable garden, complete with staked beds, a greenhouse and another paved seating area. A gate at the rear provides access onto a pathway through the woodland and up to Church Road.

There's plenty of parking on the driveway, or spaces for two cars in the double garage at street level on Belmont Road - it has two entrances, to allow each car to park independently. There is also a pit to enable access for car repair. The garage was built with foundations for another level to be built above it (planning was given but has now expired).



Property Information

Tenure: We are advised that the property is Freehold.

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

Local Authority: Bath and North East Somerset

Council Tax Band: G

Postcode: BA2 5JR

Directions: Head north on Queen Square/A4, turn left onto Queen Square Pl, then onto Little Stanhope St and James St W. Take a right onto Green Park Rd/A367, continue on A367 through St James's Parade, and left at Broad Quay/Churchill Bridge. At the roundabout, take the 1st exit onto Claverton St, continue on Sussex Pl, then take Prior Park Rd to North Rd. At the roundabout at the top of the hill take the second exit (straight over) on The Avenue. At the T-junction on Church Road turn right and take the first left down Summer Lane. Then take the first left again onto Belmont Road. Vale View House is straight ahead on the left side of the road.

Viewings: Strictly by appointment with Knight Frank LLP.



Approximate Gross Internal Floor Area

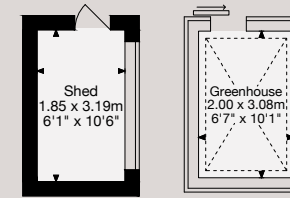
Main House: 229 sq m / 2,472 sq ft

Garage: 33 sq m / 355 sq ft

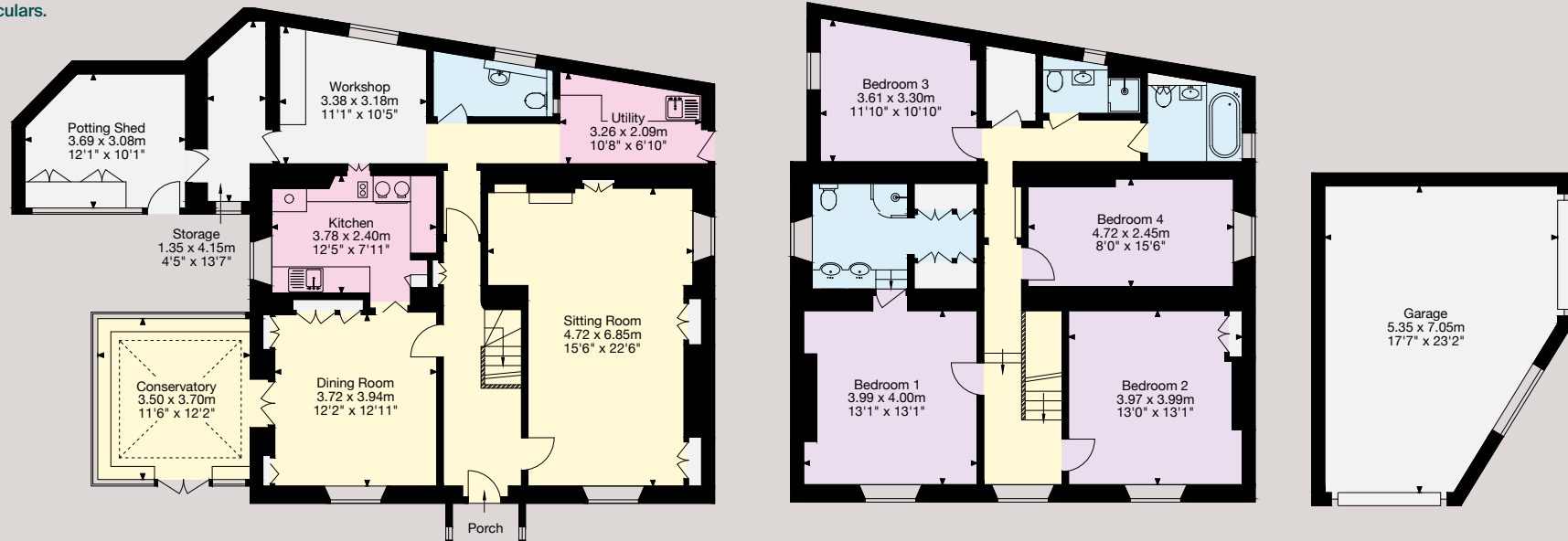
Outbuildings: 12 sq m / 129 sq ft

Total Area: 274 sq m / 2,956 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.



Outbuildings



Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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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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Particulars dated October 2024. Photographs and videos dated October 2024.

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