



The Bothy, Warleigh Manor, Warleigh, Bath, BA1 8EE

welcome to

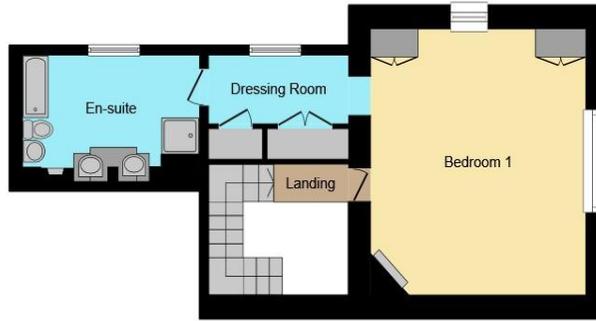
The Bothy, Warleigh Manor, Warleigh, Bath

Set within the magnificent Grade II listed Warleigh Manor House, this stylish and beautifully presented home is a true delight. Fantastic private setting.





Ground Floor



First Floor

Court Yard To Entrance

289' x 198' (88.09m x 60.35m)

Morning/Dining Room

17' 6" x 12' 1" (5.33m x 3.68m)

Drawing Room

24' 5" x 18' 6" (7.44m x 5.64m)

Study

5' x 5' (1.52m x 1.52m)

Kitchen/ Breakfast Room

17' 4" x 12' 5" (5.28m x 3.78m)

Utility Room

12' 3" x 8' 11" (3.73m x 2.72m)

Cloakroom

Bedroom Three

12' 6" x 11' 4" (3.81m x 3.45m)

En Suite

Bedroom One

18' 5" x 16' 6" (5.61m x 5.03m)

En Suite

Bedroom Two

16' 1" x 12' 11" (4.90m x 3.94m)

En Suite

Garage

17' 3" x 9' 6" (5.26m x 2.90m)

Parking Space For Two Cars

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

welcome to

The Bothy Warleigh Manor, Warleigh Bath

- Set Within This 1815 Grade II Listed Manor House
- Warleigh Manor Is One Of The Areas Finest Country Houses
- The Bothy Is Privately Tucked Away In The South East Corner
- Pretty & Private Rear Garden Plus Garage & Parking
- Vaulted Formal Reception - Beautiful Room

Tenure: Leasehold EPC Rating: E

Council Tax Band: G Service Charge: 8081.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£1,500,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/LAR105637](https://www.allenandharris.co.uk/Property/LAR105637)



Property Ref:
LAR105637 - 0007

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