

whiteley helyar



2,655 ft²



3 bedrooms



3 bathrooms



*garage &
2 parking spaces*

Guide Price £925,000

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

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DESCRIPTION

Set in a quiet and rural location whilst only being a short drive away from the city of Bath is a unique country home standing in beautiful parkland. The Bothy, is part of a Grade II Listed Manor house dating back to 1815 and benefits from two gardens, a garage and two allocated parking spaces.

ACCOMMODATION

sitting/dining room

kitchen/breakfast room

master bedroom with en-suite and dressing area

2 bedrooms with en-suites

single garage and 2 allocated spaces

drawing room

study

cloakroom

utility

EXTERNALLY

The property has two allocated parking spaces with further communal visitors parking and a single garage with power. The Bothy is accessed via stairs which lead down to the delightful courtyard garden. Leading from the drawing room is a substantial terrace which is perfect for alfresco dining and enjoying the fantastic far reaching views of the valley and countryside.

LOCATION

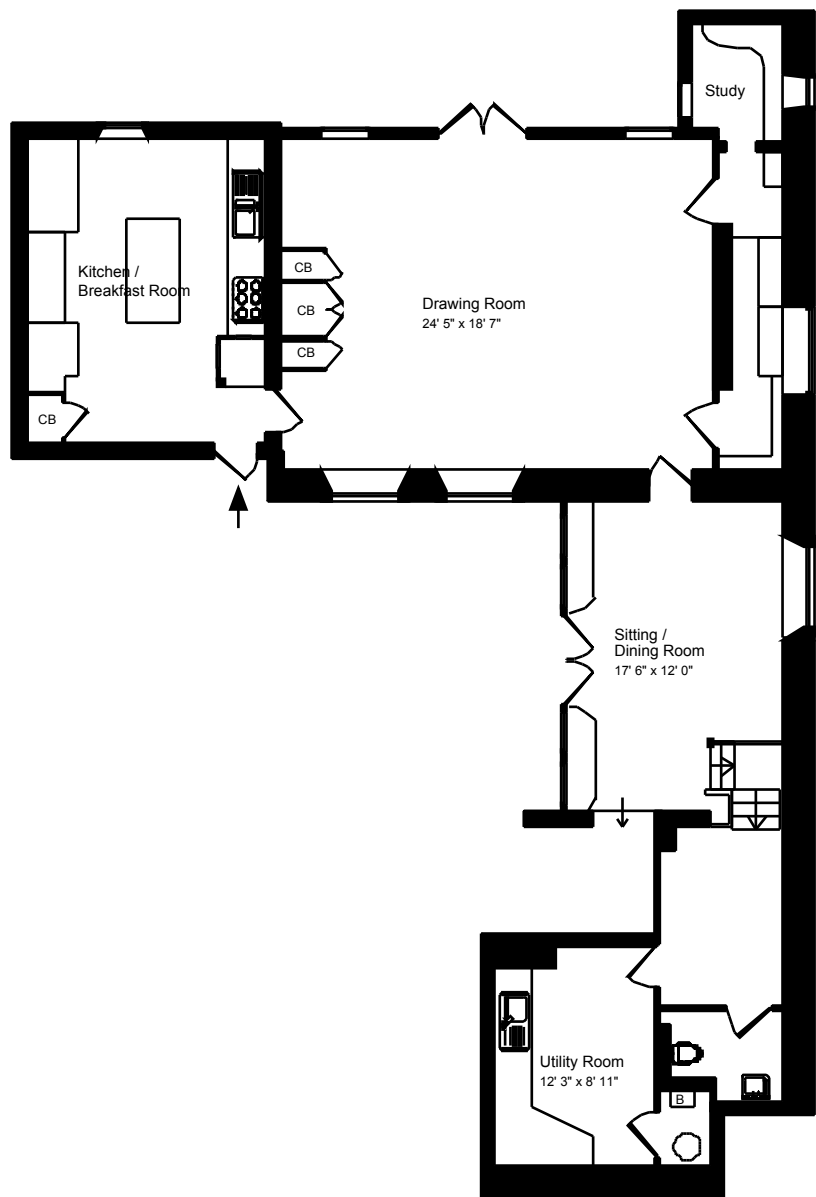
Warleigh Manor is approached through electric gates and via a long gravel driveway. It occupies an enviable location, being secluded yet within walking distance of the village of Bathford (with its community shop, church, school and excellent bus service). The centre of Bath is about 5 miles away, Bradford on Avon is also nearby, whilst easy access to the M4 is available without having to cross the city. There are also wonderful walks in beautiful countryside, Browns Folly Nature Reserve, along the canal or river - all immediately to hand.

DIRECTIONS

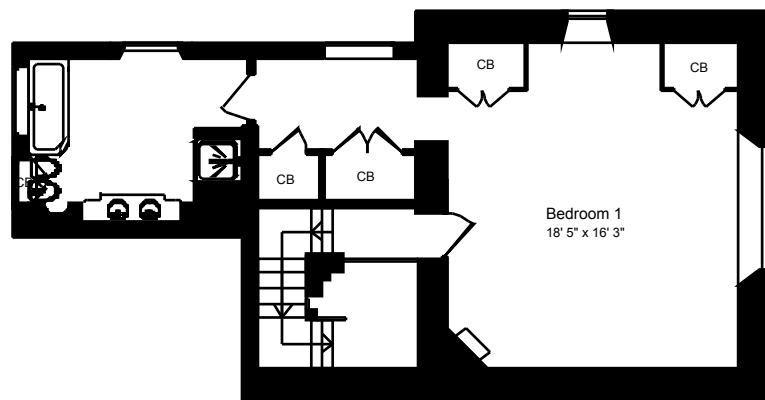
From Bath take the A4 London Road towards Batheaston. At the roundabout take the first exit onto the Batheaston Bypass towards Bathford. At the roundabout take the third exit signposted to Bathford. Take the first turning right signposted to Warleigh and Conkwell. Proceed down the lane and the security gates to Warleigh Manor can be found on the right hand side. Pull up to the gates which will open automatically and proceed down the drive and park in the visitors parking area on the left hand side.



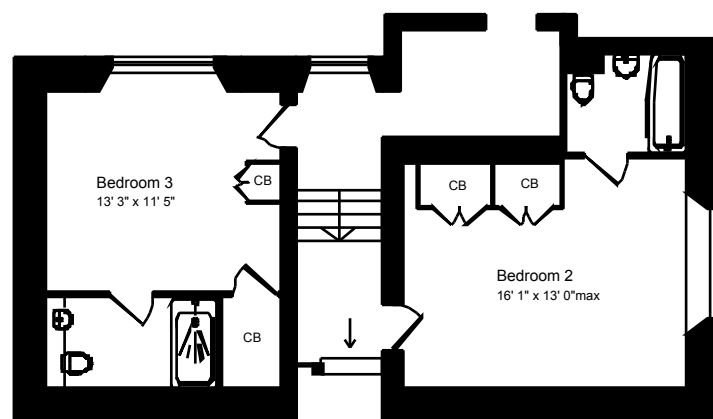




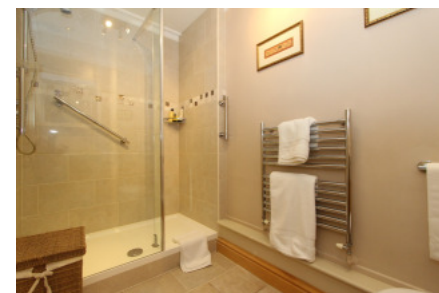
Ground Floor and Lower Ground



First Floor



Ground + Half Landing



Approx. Gross Internal Floor Area 2,655 Sq. Ft. / 247 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Drawing Number:172-974j
The Bothy, Warleigh Manor, Warleigh, BA1 8EE.



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