

# whiteley helyar



*2,655 ft<sup>2</sup>*



*3 bedrooms*



*3 bathrooms*



*garage &  
2 parking spaces*

Guide Price                      £800,000

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



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

### DESCRIPTION

An impressive country house conversion forming part of this striking Grade II Listed Manor house set within impressive parkland benefiting from two gardens, a garage and two allocated parking spaces. This spacious and versatile property offers over 2600 square feet of beautifully presented accommodation and enjoys far reaching rural views yet still just a short drive from the centre of Bath.

### ACCOMMODATION

17ft dining room with double doors to the courtyard  
24ft drawing room with fantastic vaulted roof  
bespoke kitchen/breakfast room

18ft master bedroom with large en-suite bathroom & dressing area  
2 further double bedrooms with en-suites  
charming study within a castellated turret

cloakroom  
generous utility room  
garage, visitors parking and 2 allocated spaces

### EXTERNALLY

The property is approached via a long gated driveway through woodland to a large gravelled parking area and walkway. Stone steps lead down to an ornate courtyard garden with doors opening to both the kitchen/breakfast room and dining room. To the rear of the property is an attractive ornamental garden complete with mature rockery and garden pond providing a beautiful backdrop to a generous terrace, perfect for alfresco dining whilst enjoying the fantastic far reaching views.

### LOCATION

Warleigh Manor occupies a wonderful commanding position in the valley enjoying far reaching views, the property is secluded yet still only 10 minutes or so from the centre of Bath (less than five miles away). The village of Bathford is within walking distance (about a mile and a half away) with its community shop, church, school and excellent bus service. Bradford on Avon is also nearby, whilst easy access to the M4 is available without having to cross the city. The property is perfectly placed for wonderful walks through beautiful countryside through Browns Folly Nature Reserve and along the canal or river. Communally owned fields lead down to the banks of the River Avon allowing residents opportunities for swimming, fishing and picnicing.

### DIRECTIONS

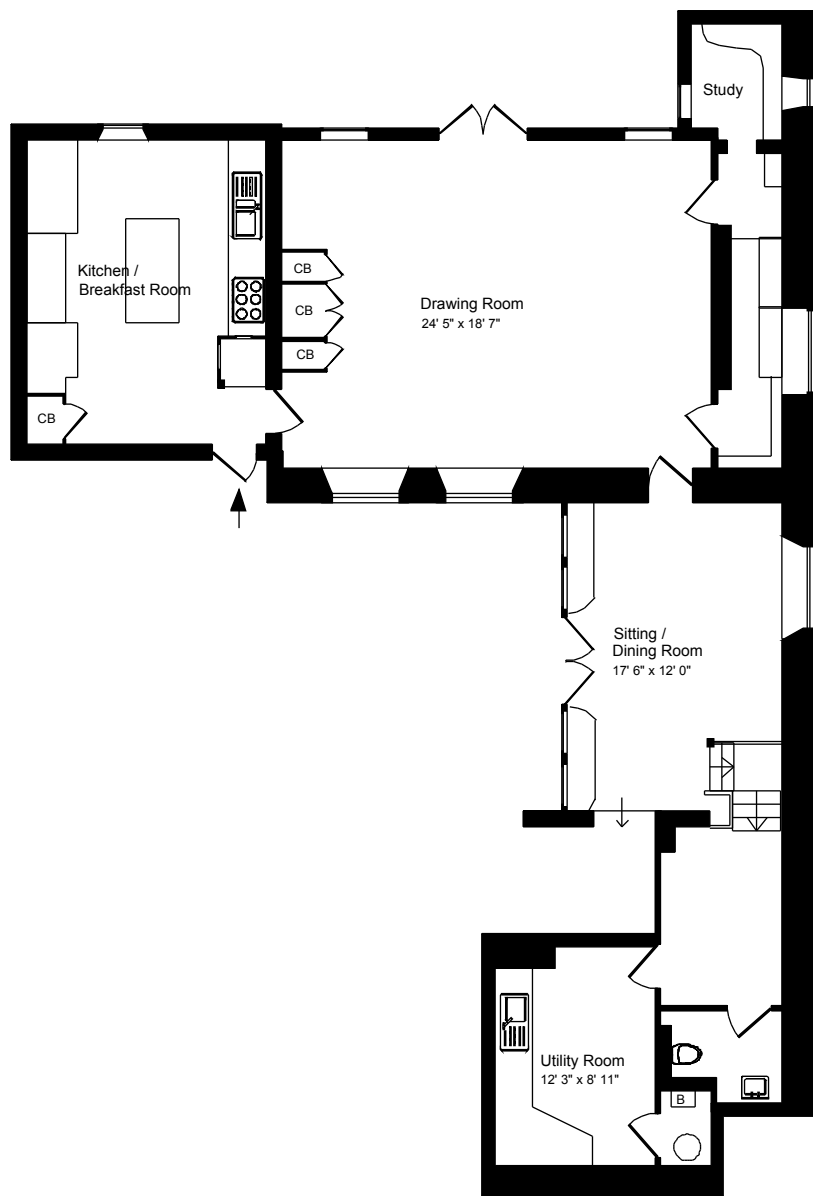
From Bath take the A4 London Road towards Batheaston. At the roundabout take the first exit onto the Batheaston Bypass towards Bathford. At the roundabout take the third exit signposted to Bathford. Take the first turning right signposted to Warleigh and Conkwell. Proceed down the lane and the security 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.



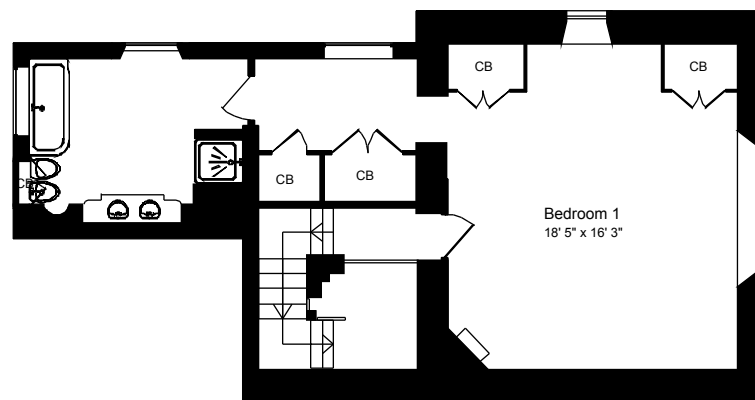




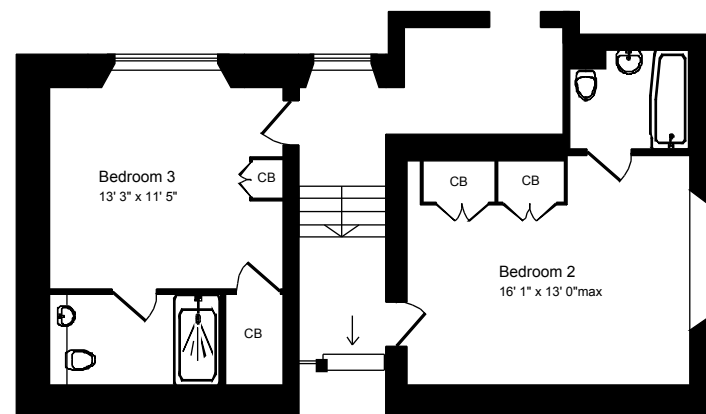




Ground Floor and Lower Ground



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  
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2017  
Drawing Number:172-974j  
The Bothy, Warleigh Manor, Warleigh, BA1 8EE.



01225 447544  
sales@whiteleyhellyar.net  
6 Princes Buildings, Bath BA1 2ED  
www.whiteleyhellyar.net