



THE RANCH HOUSE & COTTAGE

Winkworth



THE RANCH HOUSE & COTTAGE, MEADOW FARM

CHARLCOMBE, BATH, BA1

Entrance Hall | Cloakroom | Utility Room | Kitchen/Dining room | Sitting room
5 bedrooms | Family Bathroom | 2 en suite shower rooms | Study | Conservatory
Swimming Pool | Large double garage | Stables | c.5 acres of land | Separate Cottage

Bath city centre approx. 1.9 miles, Bath Spa Mainline station 2.7 miles
(London Paddington c.90 mins / Bristol c.15 mins) and the M4 junction 18 is c.10 miles.
Very convenient for Lansdown Schools (Kingswood, Royal High School and
St. Stephen's primary school).

Bath office

Winkworth Bath, 13 Argyle Street, Bath, BA2 4BQ
+44 (0)1225 829000 | bath@winkworth.co.uk

London office

Winkworth, 11 Berkeley Street, Mayfair, London W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

See things differently.

RANCH HOUSE

The Ranch House is a mostly single storey detached house set in around 5 acres of grounds with a separate self-contained cottage. The property wraps around its south facing swimming pool in an elevated position with views over its own land and beyond. It is a true blend of town and country with the city centre less than 2 miles away.

The property is accessed via electric gates onto a short section of shared driveway (which serves three other properties) and, after taking the right fork, a long private driveway leads up to the main house with a large double garage/stable block and driveway parking for several vehicles.

The house is entered at the front into a spacious entrance hall which leads to the rest of the accommodation which comprises a sitting room with a bay window and double aspect allowing views to the front over the swimming pool and over the fields to the side and down towards the Lam Brook at the boundary of the land. There is a spacious kitchen/dining room with stairs down to a bedroom with en suite shower room. A large conservatory leads off the kitchen and provides a delightful seating area overlooking the pool terrace. There is a cloakroom off the entrance hall, a utility room and a large bedroom (or second reception room) which leads through to a study and back door area opening to the rear courtyard and garden. The west wing of the house has the principal bedroom with en suite shower room, two further bedrooms and a family bathroom.





OUTSIDE

A large double garage/stable block is situated to the side of the house. Around 5 acres of beautiful grounds and paddocks lead from the house down to skirt along the babbling Lam Brook, which runs the full length of the eastern boundary and is a haven for wildlife. At the front there is a large lawned area and a play area ideal for growing children.

THE COTTAGE

To the rear of the property stands a separate one/two bedroom detached cottage, with stunning views over the land and up towards Little Solsbury Hill. The cottage has planning permission in place for use as an annexe, unrestricted holiday let or Assured Shorthold Tenancy (AST). The accommodation comprises a utility room, boot room, sitting room, kitchen, cloakroom, dining room/bedroom 2 and a principal bedroom with en suite bathroom and separate w.c. There is a small private garden to the side.

The properties are separately rated and have all mains services.

LOCATION

The property is situated in an AONB at the base of the Charlcombe Valley, with the Lam Brook running the full length of its eastern boundary. There are local shops (including an award winning butcher and deli) about a 10 minute walk away in popular Larkhall and it's a level 30 minute walk into Bath. Bath is a UNESCO World Heritage Site bursting with magnificent architecture, entertainment, fine dining and of course "the Rec", home to Bath Rugby.



LOCAL AUTHORITY

Bath & North East Somerset Council.

Cottage Council Tax Band A

Ranch House Council Tax Band F

All Mains services are connected and separate for the two properties.

TENURE

Freehold

FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

DIRECTIONS

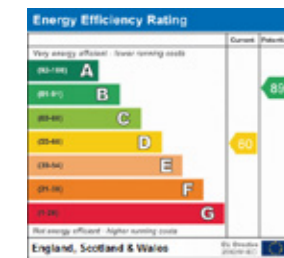
From George Street in the centre of Bath head East on the A4 London Road for 1.1 miles. Take a left into St. Saviour's Road, After approx. ½ mile turn left into Valley View Road and you will find the property gates on your right hand side.

VIEWING

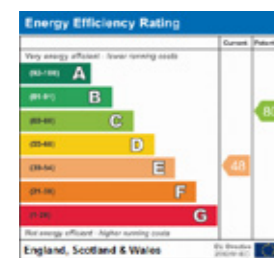
Strictly by appointment with Winkworth



The Ranch House



Ranch House Cottage



Cottage

Cottage



Cottage



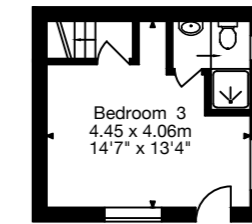
Cottage



Cottage



The Ranch House,
Meadow Farm,
Charlcombe, Bath BA1 8DQ
Main House
2346 Sq Ft - 218 Sq M
The Cottage
981 Sq Ft - 91 Sq M
Outbuilding
678 Sq Ft - 63 Sq M
Total Area
4005 Sq Ft - 372 Sq M

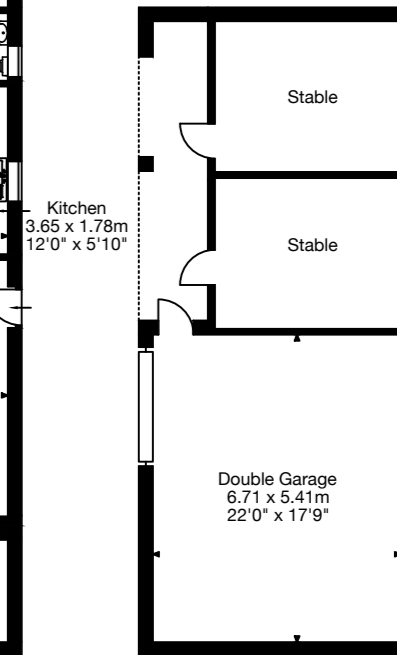


Lower Ground Floor



Ground Floor

The Cottage



Outbuilding



MEADOW
FARM

MEAD
FAR

Winkworth