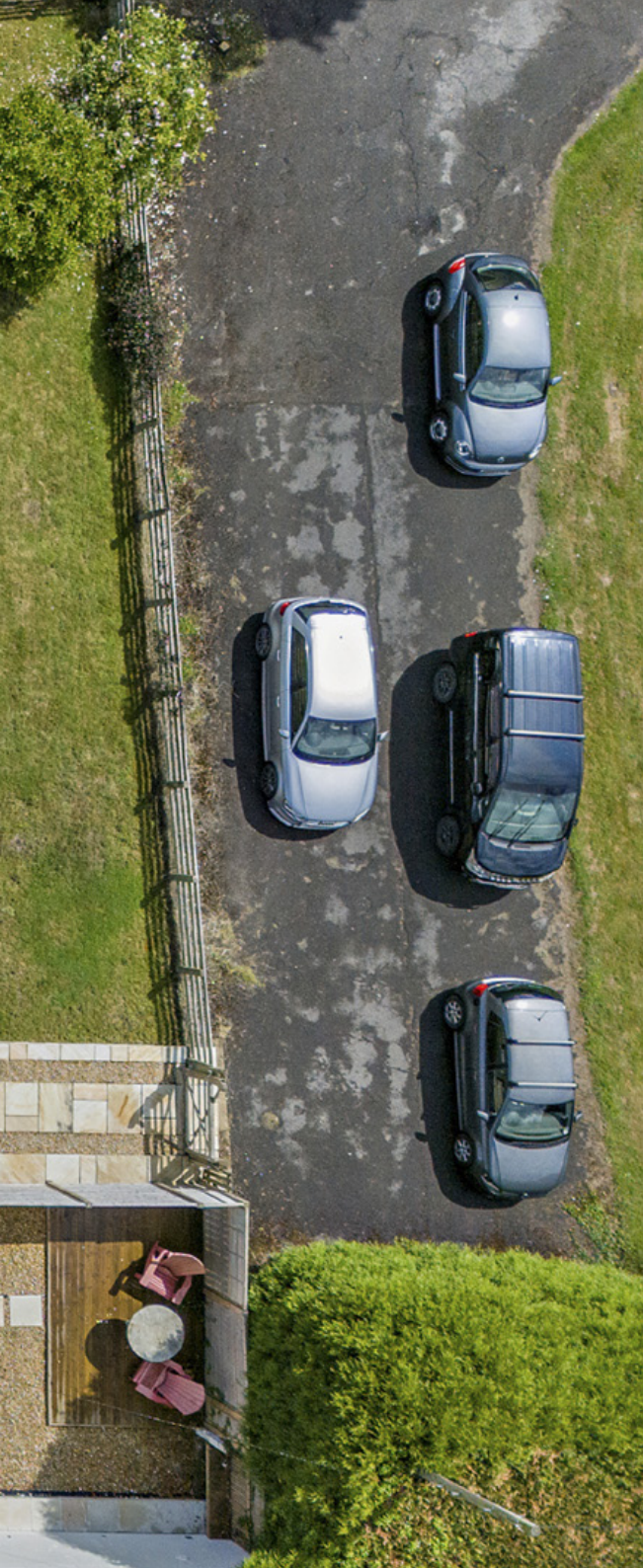


THE RANCH HOUSE & COTTAGE MEADOW FARM, BATH



Winkworth





THE RANCH HOUSE & COTTAGE MEADOW FARM BATH

The Main House

Entrance Hall | Cloakroom | Utility Room | Kitchen/Dining Room | Living room | TV Room | Office | Master Bedroom Suite with En Suite Shower Room
3 further double bedrooms, one with En Suite shower Room | Family Bathroom | Heated Swimming pool.

Additional Accommodation

Cottage comprising open plan living space | Large double bedroom | Kitchen | Bathroom | Spectacular panoramic views across the valley |

Outside

Versatile Land of approx 5 acres. Mainly grassed paddock area with assorted trees and shrubs.
Outbuildings including horse shelter, Home office/games room/workshop, driveway providing off street parking for many vehicles.

Distances

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
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Winkworth

See things differently.

DESCRIPTION

A superb combination of City and country living The Ranch House is a detached house set in approx 5 acres of paddocks and gardens with a separate one bedroom cottage, situated less than 2 miles from Bath city centre. The property wraps around a Southerly-facing 10m x 5m swimming pool with an elevated paved patio area overlooking the picturesque Swainswick Valley. The house itself is mostly single storey built onto the slope of the plot with just a couple of rooms downstairs. The accommodation comprises a Large Kitchen/Breakfast room which provides the hub of the house and has 5m Bi Fold doors leading out to the swimming pool area. The West wing comprises two double bedrooms, a master suite with en suite shower room and a family bathroom. To the rear of the house there is a large family room which has been used as TV room or bedroom in the past and leads into the rear lobby and on to a Study/office. Off the main corridor there is a large cloakroom with a w.c. and a Utility room with a door to the rear of the house. At the eastern side of the house there is a Living room which due to the slope in the land is in an elevated position with windows looking straight across the grounds toward Solsbury Hill. Underneath the Living room there is another double bedroom with an en suite shower room and access to outside.





OUTSIDE

The 10m x 5m swimming pool has been recently refurbished. It is surrounded by an Indian Sandstone paved sun deck and has been fitted with an air-source heat pump, it is a real suntrap and due to its elevated position has spectacular views across the valley.

There is a large outbuilding (formerly stables) to the front of the property which has now been repurposed as a playroom, a workshop and a home office/gym.

The grounds (approximately 5 acres) are mostly paddock land with post and rail fencing. There is a lawned area flanking the driveway up to the house and a flat play area. A brook runs around the lower boundary of the property and there is an old sheep shelter which is a versatile building on the Northern boundary which has a power and water supply.

COTTAGE

The cottage which is situated behind the main house has been completely refurbished by the current owner. It has one large double bedroom with separate ensuite shower room and separate Cloakroom/w.c., Large open plan living space which also contains the kitchen, Utility room and storage room. It also has it's own garden and patio area behind the cottage.

LOCATION

Meadow Farm is situated near Larkhall in an area of outstanding natural beauty at the base of the Charlcombe valley with panoramic views across to the Swainswick Valley. There are local shops (including an award winning butcher and Deli) about a 10 minute walk away and Bath city centre is approx 30 mins level walk away. Bath is a UNESCO World Heritage Site bursting with magnificent architecture, entertainment, fine dining and of course the famous Bath Rec home to Bath Rugby.

FIXTURES AND FITTINGS

Fitted carpets, curtains and light fittings are included in the sale.
However, certain other items may be available by separate negotiation.

DIRECTIONS

From Bath centre take the A4 London Road heading East and just after passing Kwik Fit, at the lights, take a left fork into St Saviour's Road. Follow this road past Larkhall square and the Larkhall Inn, past the Bladud's Head pub and take the next left turn into Valley View Road where you will see a gated entrance on the right hand side. The property is accessed through the gated entrance and straight up the driveway to the parking area in front of the house.

WHAT3WORDS

///trim.care.glare

LOCAL AUTHORITY

Bath Northeast Somerset Council.

SERVICES

All Mains services are connected.

TENURE

Freehold

COUNCIL TAX

Main House: F

Cottage: A

VIEWING

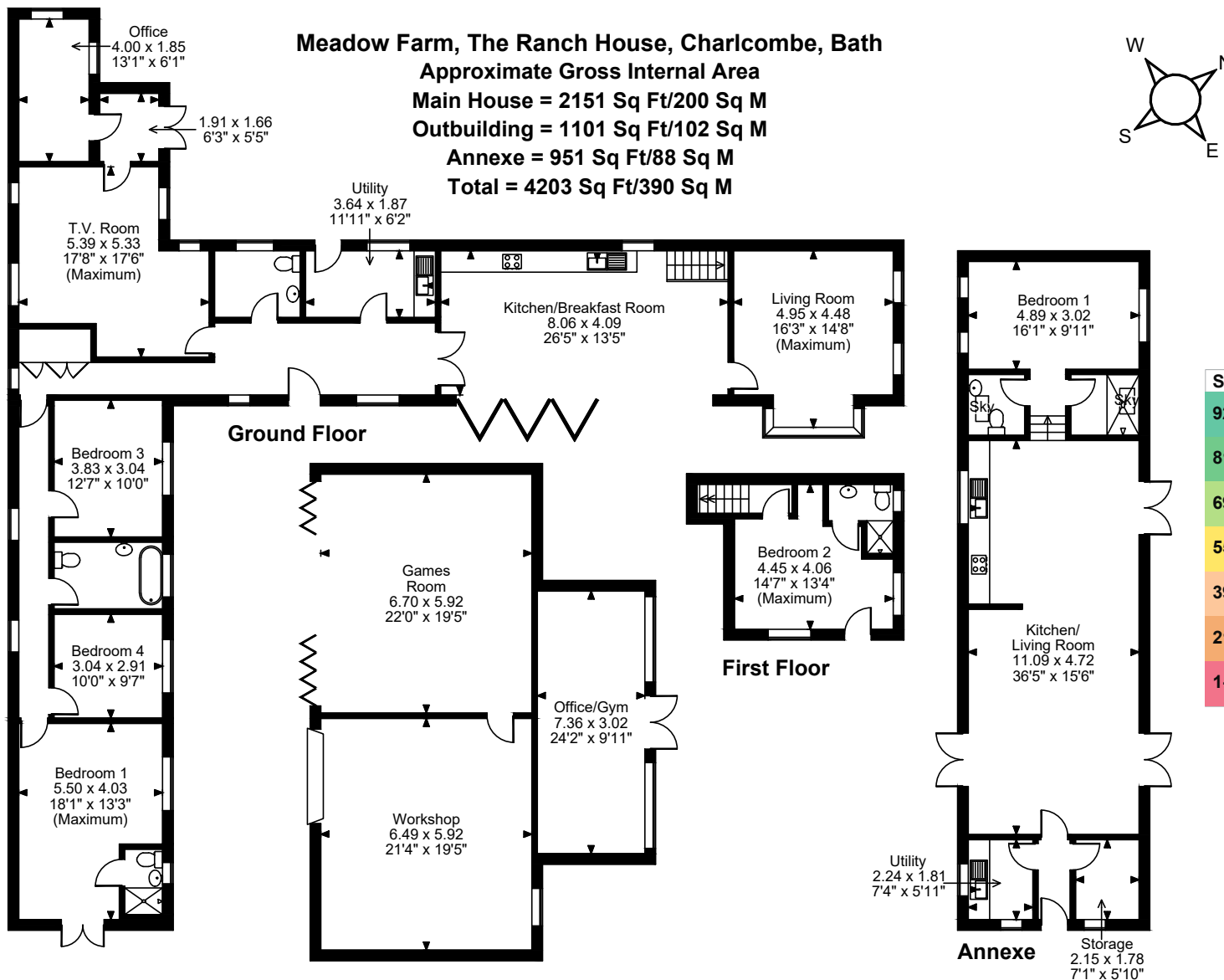
Strictly by appointment via sole agent Winkworth 01225 829000











Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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