

THE MANOR

UPPER SWAINSWICK • BATH

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, colored in a dark red or maroon hue. It is positioned at the bottom center of the page, directly beneath a solid yellow square.

savills





THE MANOR

UPPER SWAINSWICK • BATH • BA1 8DA

A stunning and substantial part of a Grade II listed manor house with spectacular views, gardens and grounds, approximately 2 miles from Bath

Accommodation

Reception hall • Drawing room • Dining room • Kitchen/breakfast room • Garden room
Snug • Utility room • Cloakroom

Principal bedroom with en suite shower room • Three further bedrooms • Two bathrooms
Office/Bedroom 5

The Cider House

Open plan living/dining room and kitchen • Two en suite double bedrooms

Outside

Front and rear gardens • Swimming pool • Driveway parking • Tandem length garage

Grade II listed



SAVILLS BATH

Edgar House, 17 George Street, Bath, BA1 2EN

01225 474 500
bath@savills.com

Your attention is drawn to the Important Notice on the last page of the text





Situation

The Manor is situated in a highly desirable, semi-rural village location on the eastern outskirts of Bath. The village has an historic church, a highly-regarded primary school and is a renowned area for walking and horse riding. Properties rarely become available for sale in this Area of Outstanding Natural Beauty. The property nestles quietly on the edge of the village next to the church. Given the very close proximity to the city the property is also particularly well placed for easy access to the nearby schools in Bath, which include The Royal High School, Kingswood School, St Saviours School and St Stephen's Primary School. It is also very conveniently placed for very easy access to the M4 motorway junction 18 (approximately 8 miles) and the city of Bristol. Other amenities nearby include the shops and conveniences in Larkhall village. The city centre is approximately 2 miles away and offers an excellent selection of restaurants and cafes along with many independent and national retail outlets, The Theatre Royal, Thermae Spa, Sports Centre and Bath Spa Station giving you direct access to London Paddington, Bristol and South Wales.

Description

A stunning and substantial part of a Grade II listed manor house in a truly lovely setting, being on the edge of the city, whilst commanding breath-taking views across a rural valley.

The property has a superb layout, the major part on two floors but with a substantial vaulted ceiling bedroom or office on the top floor in the converted roof space.

The formal drawing room and dining room are linked by a grand reception hall and offer large open fireplaces, mullion windows and good proportions. At the rear of the house, opening onto the garden, is a kitchen/breakfast room with steps up to a garden room, creating a lovely informal living and entertaining space. Off the kitchen is a cosy snug with a wood-burning stove.

On the first floor there are four bedrooms, the principal bedroom offering an en suite shower room. There are two further bathrooms. To the second floor is a room currently used as an office, but that could also be bedroom 5.













Outside

Formal gates lead onto a cobbled driveway, that leads up to the garage at the side of the property. Above the garage, with self-contained access, is a newly renovated two-bedroom annexe, which was originally the The Cider House, as its name now suggests.

At the rear of the property are beautiful, landscaped south-facing gardens, mainly laid to lawn and bordered by mature shrubs and trees. There is a pretty terrace from which to enjoy al fresco dining and entertaining. At the top of the garden is a heated swimming pool.

The Cider House

Adjoining the house with separate access is a charming two bedroom annexe that has recently been refurbished to a very high standard. This property is currently a very successful holiday let.

There are characterful features throughout, with beams, unusual circular windows and exposed Bath stone walls. The modern, open-plan kitchen leads to a cosy living/dining area which has double doors opening out onto the pretty walled garden at the rear. There is a separate room (currently with a sofa day bed and desk), leading to a downstairs bathroom.

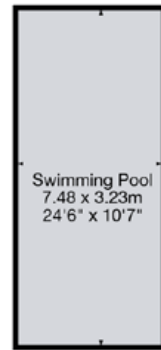
A small staircase winds up to a delightful principal en suite bedroom in the eaves of the old barn. This space is full of character, with beams, exposed Bath stone walls, circular windows and wonderful views down the valley.



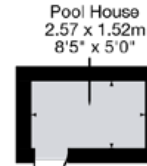


THE MANOR

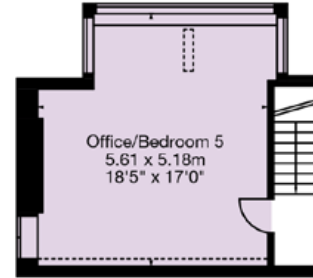
Approximate Gross Internal Area:
 Main House: 321 sq m / 3,457 sq ft
 Swimming Pool: 24 sq m / 260 sq ft
 Garage: 39 sq m / 429 sq ft
 The Cider House: 80 sq m / 871 sq ft
 Outbuilding :4 sq m / 42 sq ft
 Total Area: 469 sq m / 5,053 sq ft
 For identification only. Not to scale.



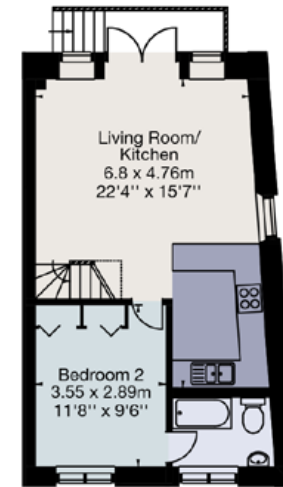
Swimming Pool



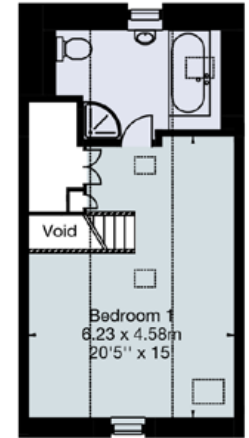
Pool House



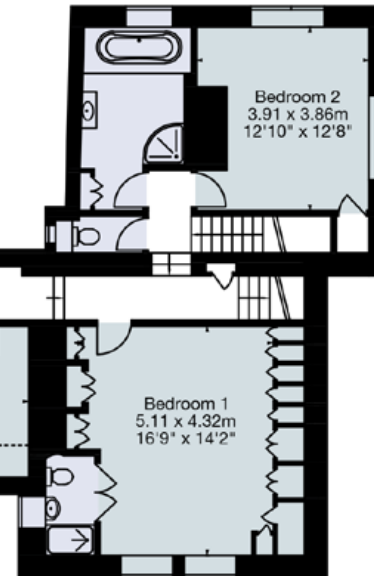
Second Floor



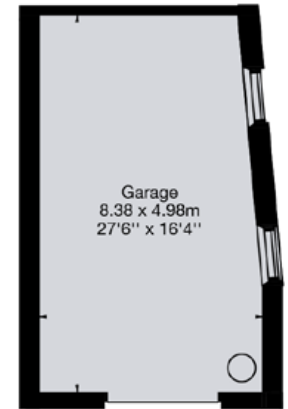
The Cider House
First Floor



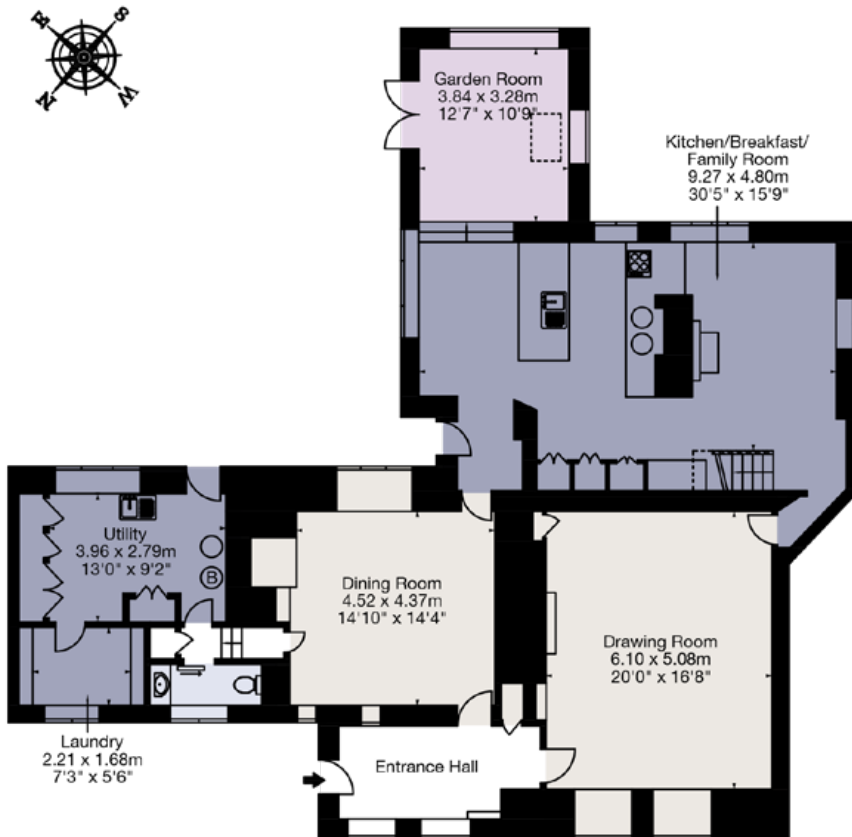
The Cider House
Second Floor



First Floor

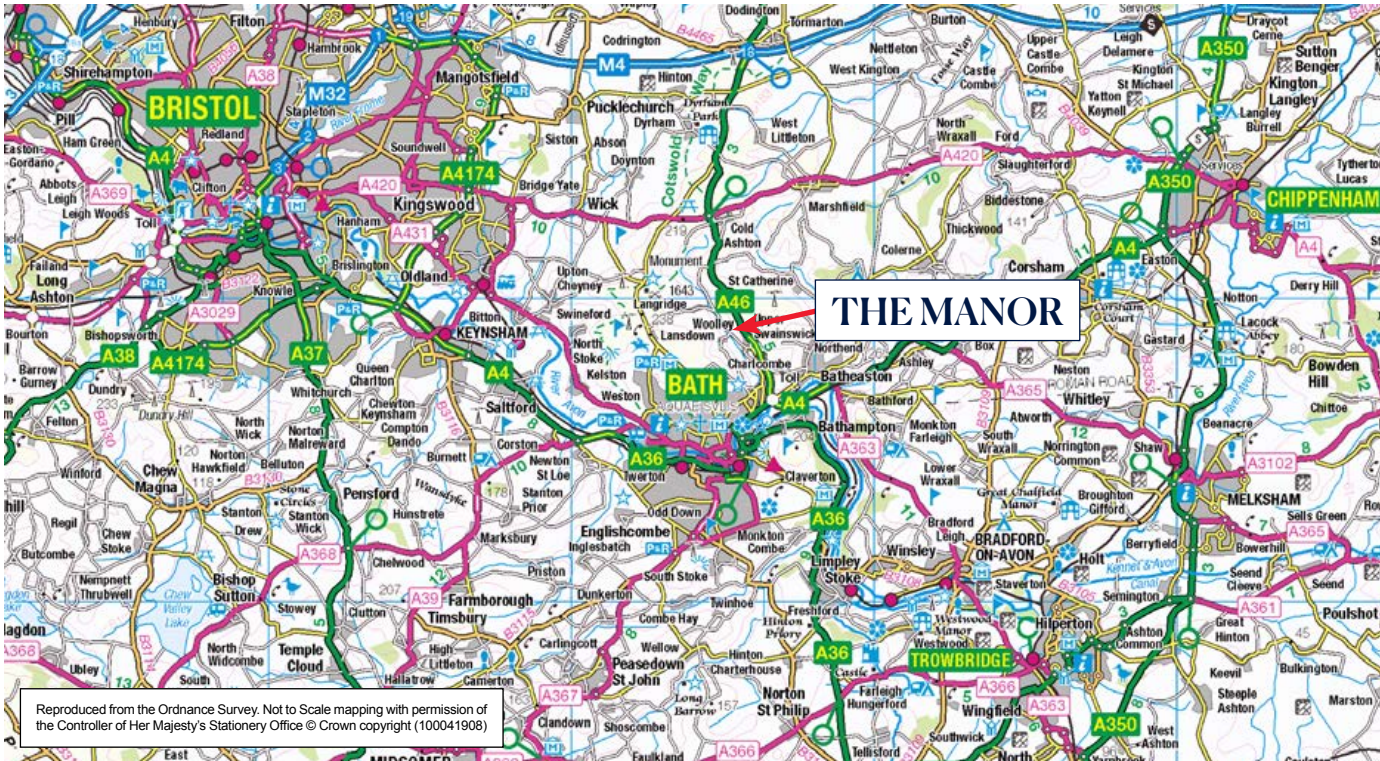


Garage



Ground Floor





GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold

Services

Mains water, electricity and drainage. Oil-fired central heating.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Bath and North East Somerset Council

Postcode

BA1 8DA

Directions

Proceed out of Bath on the A4 London Road towards Chippenham, and after the playing fields on the right and at the set of traffic lights turn left onto the Gloucester Road. Continue along this road towards the A46 and take the left turning to Swainswick. Continue downhill and take the second turning on the left, back on yourself and the property is seen straight ahead of you.

Viewings

Strictly by appointment with Savills.

IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20.08.28.CC. Capture Property. 01225 667287.



savills