



3 WARLEIGH MANOR

NR. BATH



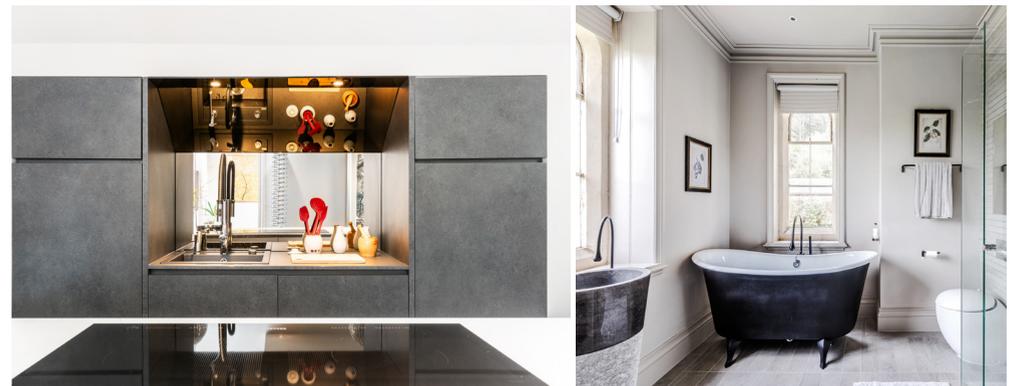
3 WARLEIGH MANOR

BATH

BA1 8EE

A magnificent and beautifully designed 3 bedroom penthouse apartment within an exclusive manor house set across 2 floors. Warleigh Manor is set within manicured communal grounds that enjoys far reaching rural views yet just a short drive from the centre of Bath.

- Grand master bedroom with en suite
- 2 Further spacious bedrooms with en suites
- Contemporary bespoke kitchen and open plan dining room
- Separate utility room
- Impressive triple aspect drawing room located in the turret of Warleigh Manor
- Private large sun terrace
- Wonderful views
- Private parking and garage
- Extensive beautifully manicured communal grounds
- Lovely semi-rural location close to Bath city centre
- Interior designed accommodation with quality, locally sourced bespoke finishes
- Tastefully designed with locally sourced bespoke products to create a high end finish





SITUATION

Warleigh Manor is an exclusive Grade II* listed manor house set in elegantly manicured grounds on Bath's eastern fringes, nestling beautifully in the Limpley Stoke Valley and offering majestic views over open countryside.

This impressive country house has been divided sympathetically into unique apartments along with a number of individual dwellings within the grounds and is set idyllically in an area of outstanding natural beauty which is particularly well placed for easy access into Bath city centre and neighbouring Bradford on Avon.

The UNESCO World Heritage City of Bath is 10 minute drive and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world famous international music and literary festival, the attractions at The Roman Baths and Pump Rooms and an array of art galleries and museums. World Class Sporting facilities are available at Bath Rugby, Bath Cricket Club and at Bath University within the Sports Training Village, along with wonderful golf facilities at nearby Cumberwell Golf Course.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.





DESCRIPTION

3 Warleigh Manor is a magnificent 3 bedroom penthouse apartment which has been comprehensively refurbished to an exacting standard throughout by the current owners with breathtaking, opulent interior designed, mood lit accommodation which offers a perfect blend of quality locally sourced finishes and impressive period detail.

The property is entered through an atmospheric hallway with Porcelanosa floor tiles throughout and an impressive central staircase which rises to the top floor. The bedroom accommodation is at this level and comprises 3 stunning bedrooms all with luxurious carpeting and beautiful en-suite bath and shower rooms with Alessi, Mastella, Tikamoon marble and Gessi fittings.

The living accommodation is on the top floor and has handsome Boniti oak parquet flooring throughout. The drawing room has a fine triple aspect and enjoys wonderful far reaching views and access directly onto the sun terraces. The bespoke well-equipped kitchen and utility room has been designed by Halycon Interiors of London and has a range of bespoke units and a central island and breakfast bar that has dual stunning crystal down lighters combining ingeniously with extractor fans.

Externally the large private sun terrace enjoys magnificent 180-degree views over open countryside and has a quality non-slip, low maintenance Millboard decking and beautiful Mediterranean style planting. There is also a private additional second staircase which is accessed from the 1st floor communal area to the sun terrace which avoids going through the flat for garden maintenance.

In addition, there is a private garage, dedicated parking and visitors parking.



ACCOMMODATION

GROUND FLOOR

The property is entered through particularly elegant communal areas with a grand wooden staircase that rises to the first-floor entrance level.

FIRST FLOOR

Entrance Level

With magnificent central ornamental glazed ceiling light.

Entrance Hall

With Porcelanosa floor tiles throughout, built in bespoke airing cupboard housing the Megaflow hot water tank, further built in under stairs cupboard, wall mounted intercom system, radiators, contemporary wall lighting and an impressive central mirrored staircase leading to the top floor.

Master Bedroom

With fitted carpet, stone mullion casement window to front aspect with radiator under, 2 further stone mullion casement windows to side aspect with radiators under, period fireplace, period coving, contemporary mood lighting and recessed ceiling spotlights.

Bathroom

With ceramic tiled flooring, feature stone egg bath with freestanding tap and hand held shower attachment, stone mullion casement window to side aspect with radiator under, period fireplace, dual freestanding basins, 2 recessed courtesy mirrors and lighting, large fully tiled and glazed wet room with shower and hand held shower, glazed fully tiled WC compartment with concealed cistern WC, wall mounted towel rail, wall mounted mood lighting, period fireplace, underfloor heating, courtesy recessed shelving and recessed ceiling spotlights.

Bedroom 3 (currently used as dressing room)

With fitted carpet, radiator, wall to wall floor to ceiling hanging space, stone mullion casement window to side aspect with radiator under, period fireplace, hidden hanging space behind large mirror, door through to en-suite shower room.

En-Suite Shower Room

With ceramic tiled flooring and walls, concealed cistern egg WC, fully tiled and glazed full sized shower unit with hand held and rain shower over, feature freestanding marble basin with mirrored bay recess and wall mounted lighting, courtesy recessed shelving, recessed ceiling spotlights and wall mounted heated towel rail.

Bedroom 2

With fitted carpet, triple stone mullion casement window to front aspect with radiator under, built in wardrobe, ornate oriental wooden sliding doors to en-suite bathroom.

En-Suite Bathroom

With ceramic tiled flooring, stone mullion window to front aspect and side aspect, freestanding claw foot bath, concealed cistern egg shaped WC, feature freestanding marble basin, large double sized fully tiled and glazed shower unit with wall mounted and hand held shower, wall mounted heated towel rail and recessed ceiling spotlights.

Stairs with fitted carpet rise to the top floor landing.

TOP FLOOR

Landing

With wall mounted mood lighting.

Open Plan Kitchen/Dining Room

Dining Room

With bespoke parquet solid oak Boniti flooring, wall mounted intercom system and wall mounted Nest controls for the central heating. Casement dormer window to side aspect, large feature central down light and eaves storage.

Kitchen

With solid oak Boniti parquet flooring, Neolith faux marble island / breakfast bar with built in Miele induction hob, double Gaggenau electric oven, built in dual fridges, recessed sink and draining board with mirrored upstands, shower hose, filter tap, recessed ceiling spotlights, further range of built in concealed cupboards, 2 feature crystal down lighters incorporating extractor fans, 2 spiral wall mounted radiators. Heritage Velux ceiling lights and door through to utility room.

Utility Room

With ceramic tiled flooring, a comprehensive range of floor mounted units, recessed sink and draining board, integrated Miele washing machine and tumble dryer, integrated Miele dishwasher, freezer, wall mounted mirror, Heritage Velux window and recessed ceiling spotlights.

Drawing Room

With solid oak Boniti parquet flooring, grand stone mullion windows to front and back aspect, stone mullion window to terrace aspect with radiator under, one way mirrored recess, ceiling skylights, door through lobby to roof terrace and stairs with fitted carpet leading down to the first floor fire escape.

FLOOR PLAN

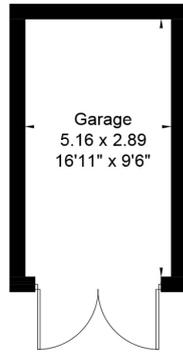
3 Warleigh Manor, Bathford, BA1 8EE

Approximate Gross Internal Area = 203.5 sq m / 2190 sq ft

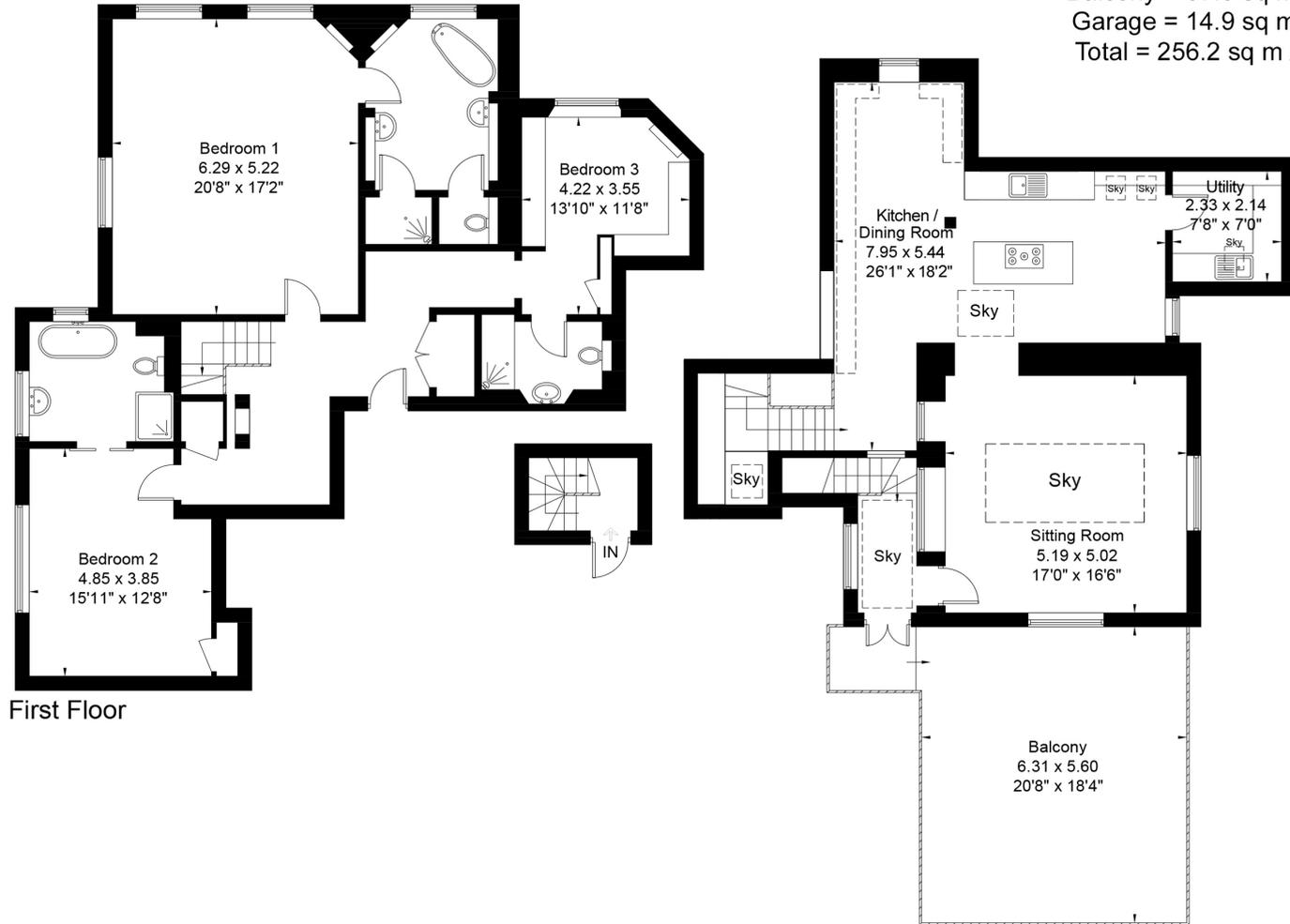
Balcony = 37.9 sq m / 408 sq ft

Garage = 14.9 sq m / 160 sq ft

Total = 256.2 sq m / 2759 sq ft



(Not Shown In Actual Location / Orientation)



First Floor

Second Floor

GENERAL INFORMATION

Services: All mains connected

Heating: Gas central heating

Tenure: Share of Freehold

Management Company: West of England management company

Service Charges: ~ £6500 per year

Council Tax Band: G

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2020

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EXTERNALLY

The property is approached via electrically operated gates that lead to a tarmac drive flanked by black metal estate fencing leading to turning/parking area for numerous vehicles.

The garden is entirely to the front of the property with a westerly aspect. There is an area of lawn having a circular pond and central stone sphere water feature. Lawn, pond, drive and building all benefit from external lighting. The views are truly spectacular, overlooking adjoining countryside and rolling hills.

In addition, there is an electric pedestrian gate leading out to Mill Lane.

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