



GOBLIN COMBE

BATH

**COBB
FARR**



GOBLIN COMBE

NORTH ROAD

BATH

BA2 6HW

A rare example of a detached house set on elevated slopes and in a $\frac{3}{4}$ acre plot with extensive and far-reaching views over the city.

- Detached family home
- Largely level plot
- Stunning views
- Scope to improve and extend (STPP)
- Ensuite facilities
- Sun Terrace/balcony
- Double garage
- Conservatory
- Close to private schools
- No chain





SITUATION

Goblin Combe is situated in North Road, close to Bath Golf Club and backing onto National Trust land.

Access to the city centre is convenient being approximately a 25 minute walk, with bus services available on nearby Bathwick Hill. It is also well positioned for access to Bath University and a number of nearby schools to include in particular King Edwards, only a 10 minute walk away, together with local primary schools to include Bathwick and Widcombe Junior.

The UNESCO World Heritage City of Bath offers a wonderful selection of chain and independent shopping, a fabulous selection of restaurants, cafes and wine bars and many well-respected cultural activities which include; The Roman Baths and Pump Rooms, a world-renowned international music and literary festival and the nearby Theatre Royal recognised for its pre-London shows.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at the nearby Bath Spa hotel, The Royal Crescent and Combe Grove Manor Hotels.

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.

From Goblin Combe you can also join the circular Bath Skyline walk which guarantees magnificent views down to the picturesque city. It allows you to walk through National Trust land with history from an Iron Age hill fort to 18th century follies and to stroll through peaceful hidden valleys, tranquil woodlands and patchworks of small meadows, all rich in wildlife.





DESCRIPTION

Goblin Combe is approached via a level driveway and dates from the 1950's when it was built in the site of an old quarry. It sits centrally in a generous $\frac{3}{4}$ acre, elevated plot affording fine views over the city.

In previous years, it has been extended and now provides ample accommodation set to just two storeys to include 5 reception rooms, up to 5 bedrooms, ensuite facilities, an attached double garage and a first-floor balcony terrace to take in the vista.

Even more of a rarity in Bath is a near level plot boasting lots of mature planting, orchard area and being fully hedged and private making it a paradise for gardeners or anyone who enjoys being outside. The rear terrace at ground level spans the width of the house and benefits from a south westerly aspect therefore having the sun for the afternoon and evening – great for entertaining.

In summary a very unique opportunity to purchase an established house in one of Bath's most sought after locations – early viewing recommended.



ACCOMMODATION

GROUND FLOOR

Front door with courtesy lighting.

Reception Hall

With ornate tiled flooring, access to the principle ground floor reception rooms and kitchen, single panelled radiator and door through to cloak cupboard.

Kitchen/Breakfast Room

With range of gloss fronted units, roll top worksurface areas, single bowl stainless steel sink with mixer tap and drainer, upright oven, hob, downlighting, tiled flooring, part tiled walls, space for upright fridge/freezer, triple aspect to the front, side and rear, bespoke radiator and side door giving access to the garden.

Sitting Room

With triple aspect, patio doors to either side and picture windows enjoying views over the main view garden and hilltops of Bath. Marble fireplace with inset gas flame effect fire, wall lights and double panelled radiators.

Snug

With rear aspect window and panelled radiator.

Dining Room

With triple rear aspect window, double panelled radiators, parquet flooring, bespoke marble curved fireplace with matching hearth, glazed door through to the conservatory and door back to hallway.

Hallway

With understairs storage area, front aspect window, floor to ceiling obscured window and leads to an inner hallway with a utility Area.

Utility Area

With space and plumbing for washing machine, worksurface area, space for miniature tumble dryer and cupboard.

Inner Hallway

With vinyl tiled flooring and door through to a shower room.

Shower Room

With low flush WC, wash hand basin with mixer tap set into vanity unit, double shower cubicle with glazed sliding doors, front aspect obscured glazed window, part tiled walls, downlighting and water heated towel rail.

Conservatory

With triple aspect taking in the views of the generous patios, lawns and the views beyond, half brick-built construction with glazed pitched roof, double glazed windows and tiled flooring.

Study

With two triangle windows to the front and rear and door through to the double garage.

From the hallway a staircase rises to the first-floor landing with glass balustrade and wooden handrail.

FIRST FLOOR

Landing

With large airing cupboard.

Principle Suite

Dressing Room

With front aspect window and radiator. Door through to the bedroom.

Bedroom

With dual side aspect windows, rear aspect sliding patio doors going out onto the roof terrace. Double panelled radiator, space for dressing table with side aspect window and door through to the en-suite.

En-Suite

With low flush WC, inset wash hand basin with vanity cupboard below, mixer taps, walk in double shower area with glazed shower screen, further vanity cupboard, front aspect frosted double glazed window, wall mounted shower with telephone shower attachment and monsoon showerhead, vinyl flooring, dual fuel towel rail, downlighting and shaver point.

Roof Terrace

A very generous size with iron work railings.

Bedroom 2

With dual aspect to side and rear, double panelled radiator and double built-in wardrobe with mirrored fronted doors.

Bedroom 3

With rear aspect double glazed window and double panelled radiator.

Bedroom 4

With dual aspect to front and side and single panelled radiator.

Bathroom

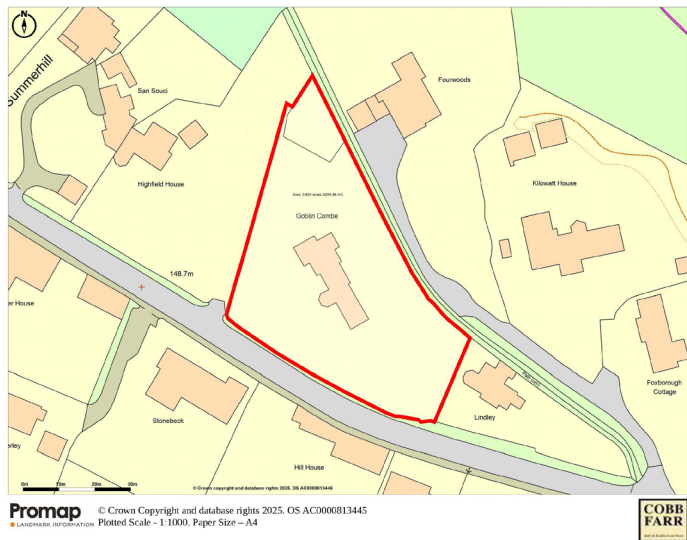
Comprising low flush WC with concealed cistern, wash hand basin and mixer taps set into a vanity unit, panelled bath with folding glazed shower screen and thermostatic shower, part tiled walls, vinyl flooring, water heated towel rail and cupboard housing the Valient boiler.

EXTERNALLY

Goblin Combe is approached by a level driveway passing the front lawns to a generous parking area and attached double garage. The parking area is flanked by large stones showing that the property was built in part of the original Bath Quarry. A path leads to the westerly side of the garden, a generous patio which runs around the house to the rear and dwarf retaining walls separate some of the lawns. The garden is enclosed by beech hedgerow, offers a greenhouse, timber storage shed, mature planting and established trees including lovely fir specimens.

Garage

With rear and side aspect windows, electrically operated up and over door, water softener, power and water feed.



FLOOR PLAN

Goblin Combe, North Road, Bath BA2 6HW

Approximate Gross Internal Area = 241.8 sq m / 2603 sq ft

Garage = 29.3 sq m / 317 sq ft

Balcony = 26.4 sq m / 284 sq ft

Total = 297.5 sq m / 3204 sq ft



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. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025



GENERAL INFORMATION

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: G

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