





# Rowley Cottage

**One of a cluster of seven sought after properties on the edge of Combe Hay village Rowley Cottage is an attractive local stone four-bedroom detached home located on the site of a former farm building.**

- Detached village home
- Four bed rooms
- Open plan living, kitchen, breakfast room
- Two further reception rooms
- Two bathrooms
- Double garage
- Driveway parking
- Gardens

Spanning two floors, the house was constructed in the early 1990s in a style unique to the local area ensuring that it blended seamlessly with its environment in the southern part of the Cotswolds Area of Outstanding Natural Beauty. 'The farm was originally built in the mid-1800s, and although the cottage was constructed from scratch, it has retained a wall that is date-marked 1867'

With a spacious drive leading to a double garage at the front and set with well-kept gardens to the south facing rear the property benefits from a conservatory overlooking the gardens and the valley beyond. 'What struck us when we first viewed the property is how deceptive it looks on approach. To our delight, we discovered that, although appearing to be a bungalow from the front, the house drops a level at the rear, becoming a wonderfully proportioned family home with the most stunning valley views.' The house is in excellent condition, with recent updates made to the kitchen, bathrooms and bedrooms. The property features a tiered garden, complete with a patio, upper garden, and a lawn that descends to a spacious lower area. 'The garden offers ample space with minimal maintenance required. It is bordered by part stone walls and fencing, creating a completely enclosed and private retreat that ensures we are not overlooked.' At the bottom of the garden are a small shed and greenhouse, tucked away for convenience, as well as several hidden garden areas that invite exploration.















'This house is ideal for gatherings and entertaining, as the kitchen and living area, work in harmony.'

'The sunsets and southern views are truly incredible, making it a challenge to find a new home with such outstanding features.'

'We practically live in the garden during the summer; it's perfect for lawn games and spacious enough to accommodate a marquee.'

'We have lovely neighbours, and Combe Hay boasts a fantastic sense of community; the first Friday of each month is pub night for locals at The Wheatsheaf!'

'Bath is easily accessible, with its excellent facilities and attractions and is well served with both state and private schools.'

'This has been a very special home which we will miss hugely.'

Additional Information:

Postcode: BA2 7EF

Local Authority: BANES

Council Tax Band: G

Services: Mains electric. Mains water. Oil heating. Private drainage.

Tenure: Freehold

EPC: D



**These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.**







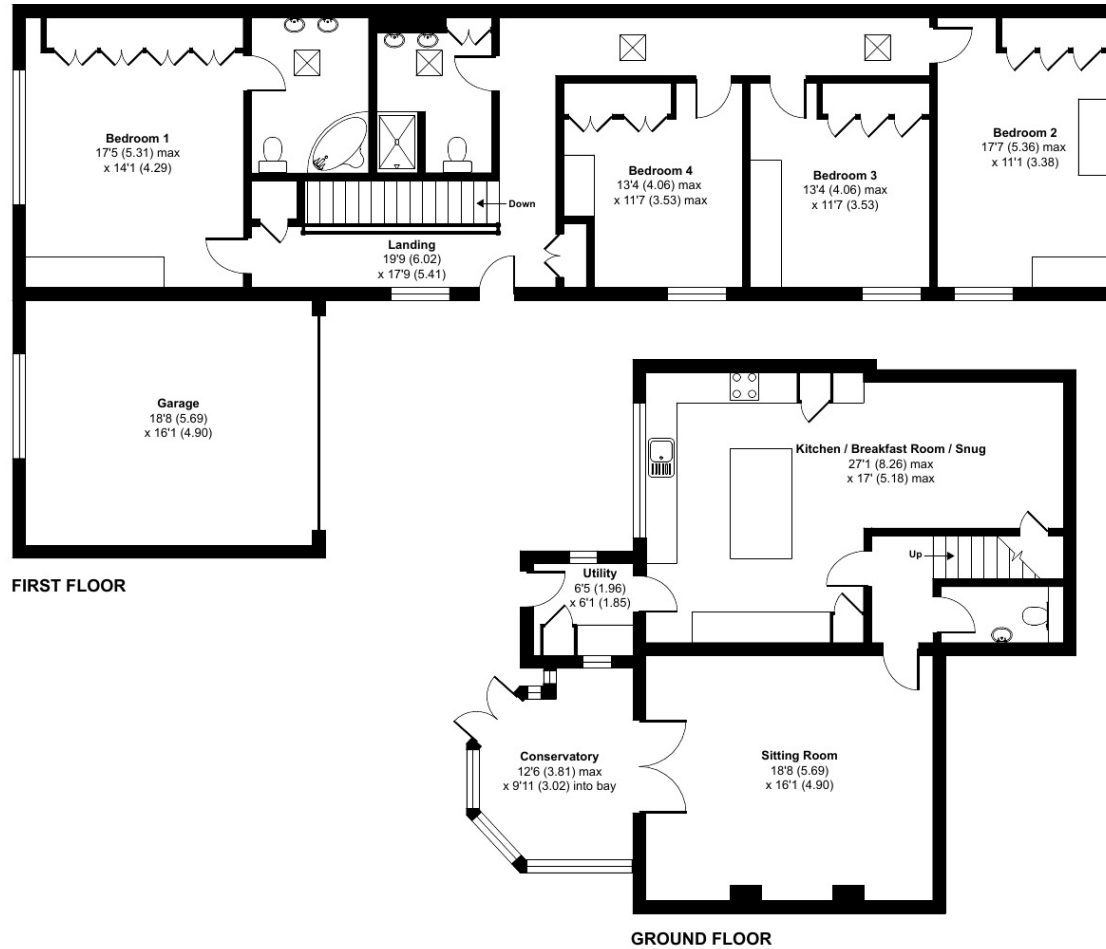
# Rowley Cottage, Combe Hay, Bath, Somerset, BA2

Approximate Area = 2195 sq ft / 203.9 sq m

Garage = 298 sq ft / 27.6 sq m

Total = 2493 sq ft / 231.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Fine & Country Homes of Bath Ltd. REF: 1194395





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