

Long Combe
Southstoke

Carter Jonas

LONG COMBE
PACK HORSE LANE, SOUTHSTOKE, BATH BA2 7DJ

A substantial detached village home occupying a generous plot with glorious countryside views, offering spacious family accommodation with excellent scope for renovation, remodelling or extension, subject to necessary consents.

ACCOMMODATION

Entrance hall, cloakroom, kitchen/breakfast room, dining room, two reception rooms, utility/boot room, large integral garage & workshop, principal bedroom with dressing room leading through to an en suite bathroom, three further bedrooms, family bathroom, separate WC, extensive driveway parking, mature south facing gardens, stone terraces and garden store. Approximate total area 2,707 sq ft (251.4 sq m) including outbuilding.

DESCRIPTION

Long Combe is an individual detached family house believed to date from the 1960s, occupying a delightful position within the highly sought-after village of South Stoke. Set well back from the lane with an extensive parking area, the property enjoys a high degree of privacy together with far-reaching views across its beautifully mature south-facing gardens and the surrounding countryside.

Having been in long-term ownership, the house now presents an exciting opportunity for an incoming purchaser to update and enhance the accommodation to suit their own requirements. The existing accommodation extends to over 2,700 sq ft and offers well-proportioned rooms arranged over two floors, providing the perfect basis for creating a substantial contemporary family home.

The ground floor comprises a welcoming entrance hall, kitchen/breakfast room, dining room and two generous reception rooms, many of which enjoy lovely views over the gardens and open countryside beyond. There is also a useful utility area together with a particularly large integral garage and workshop offering excellent storage or potential for alternative uses, subject to the necessary consents.





The first floor provides four bedrooms, including a principal bedroom with adjoining dressing room and ensuite bathroom, together with a family bathroom and separate WC.

Externally, Long Combe is approached via a private driveway providing ample parking. The mature aouth-facing gardens are a particular feature of the property, incorporating extensive lawns, established trees, shaped topiary, well-stocked borders and stone terraces from which to enjoy the attractive rural outlook.
The property offers significant potential for refurbishment, reconfiguration and further enlargement, subject to obtaining any necessary planning permissions and building regulation approvals.
Offered to the market with the benefit of no onward chain, Long Combe represents a rare opportunity to acquire a substantial detached home in one of Bath's most desirable villages.

SITUATION

South Stoke is one of the area's most picturesque and sought-after villages, situated approximately three miles south of Bath city centre and surrounded by beautiful open countryside within the Cotswolds Area of Outstanding Natural Beauty.
The village is particularly well known for the highly regarded Packhorse Inn, a popular destination for both locals and visitors, renowned for its welcoming atmosphere and excellent dining. The village also benefits from an active community and immediate access to an extensive network of footpaths, bridleways and countryside walks.
Bath provides a comprehensive range of cultural, leisure and retail amenities, together with excellent transport connections. Bath Spa railway station offers direct services to London Paddington, Bristol and the wider national rail network.
The area is well served by several highly regarded schools in both the state and independent sectors, including Ralph Allen School, Monkton Combe School, Prior Park College, King Edward's School, Kingswood School and The Royal High School.



















ADDITIONAL INFORMATION

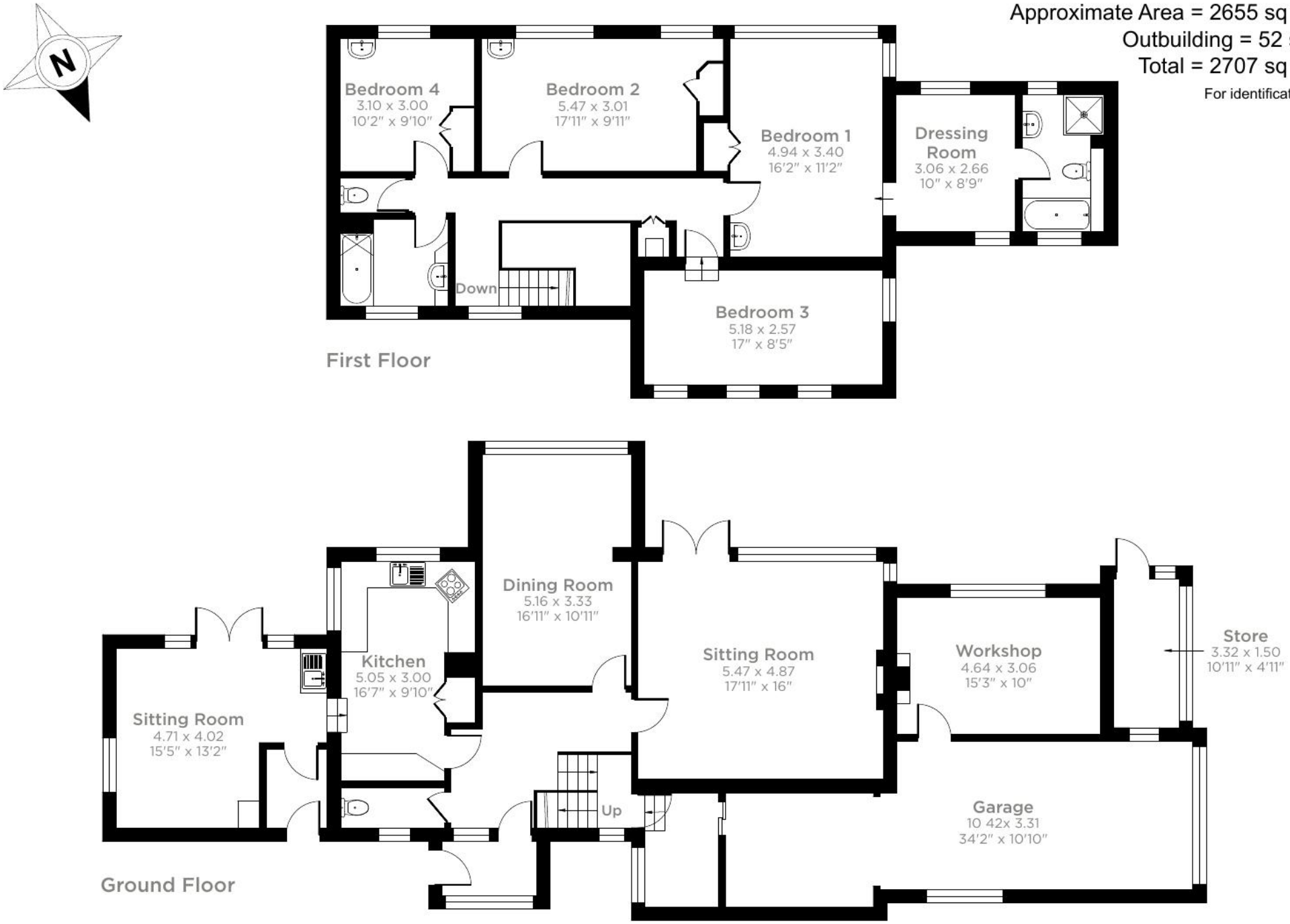
- **Tenure:** Freehold
- **Local Authority:** Bath and North East Somerset Council
- **Council Tax:** Band G
- **EPC Rating:** D
- **Services:** All mains services, private drainage
- **No onward chain**





Pack Horse Lane, South Stoke, Bath, BA2

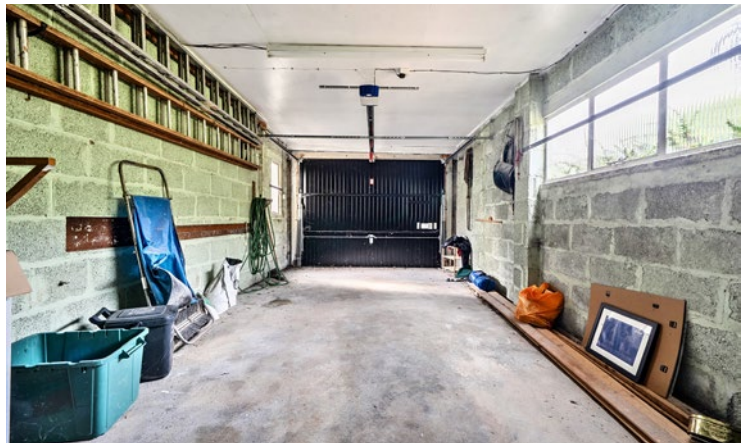
Approximate Area = 2655 sq ft / 246.6 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 2707 sq ft / 251.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Carter Jonas. REF: 1512613







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		

Bath 01225 747250
bath@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.