

Stonefield
Horsecombe Vale, Bath, Somerset, BA2 5QR

Carter Jonas

Stonefield, Horsecombe Vale, Bath, Somerset, BA2 5QR

A substantial detached family home in need of modernisation, occupying a wonderfully private position in the sought-after Horsecombe Vale, set within beautifully established gardens and enjoying far-reaching views across the surrounding countryside.

Mileages; Bath city centre 2 miles (London Paddington from 76 minutes from Bath Spa Station) M4 (J18) 11.8 miles. Bristol City Centre 13 miles.n

Entrance Porch, Reception Hall, Sitting Room, Kitchen/Dining Room, Principal Bedroom, Bedroom Two, Bedroom Three, Family Bathroom.

Lower Ground Floor: Games Room, Two Large Store Rooms, Cellar, Coal Store.

Detached Garage, Driveway Parking, Mature South facing Gardens and Grounds. Approximate total accommodation extending to 3,160 sq ft including garage.



Description

Stonefield presents a rare opportunity to acquire a spacious detached home in one of Bath's most desirable semi-rural settings, on the southern edge of the city. Occupying a generous south sloping and secluded plot, the property offers almost 3,200 sq ft of accommodation and provides tremendous scope for modernisation and reconfiguration, subject to any necessary consents. Please note, over the years there have been some moderate issues with movement which we have a report on hand showing the reasons and the remedies needed.

The principal accommodation is arranged across the upper level and is centred around a particularly impressive sitting room, enjoying large picture windows that frame attractive views over the gardens and surrounding woodland. Adjacent is a generous kitchen/dining room, offering excellent potential to create a superb open-plan family living space. Three double bedrooms and a family bathroom complete the main living accommodation. A balcony spans the rear south facing elevation taking in the impressive views and giving access to the garden.













On the lower ground floor are extensive ancillary rooms including a large games room, store rooms, cellar and workshop space, presenting further opportunities for a variety of uses including a home office, studio, gym or additional accommodation.

A detached garage and ample driveway parking further enhance the property's appeal.

The grounds are a particular feature of Stonefield. Mature gardens wrap around the property and provide a wonderful sense of privacy and tranquillity, with expansive lawns, established shrubs, specimen trees and numerous secluded seating areas. The elevated position affords delightful leafy outlooks in every direction, creating a peaceful setting that feels wonderfully removed from the city, whilst remaining conveniently accessible.

Location

Horsecombe Vale enjoys a picturesque setting surrounded by beautiful countryside whilst remaining within easy reach of Bath city centre, approximately 2.5 miles away. The property is in close range of local amenities, whilst excellent schooling options are available in both the state and independent sectors. Regular rail services from Bath Spa connect to London Paddington and Bristol, making the area highly convenient for commuters. There are excellent countryside walks down the valley and in nearby Southstoke with its popular local pub The Packhorse serving excellent food, as does Castle Farm, a local restaurant in a barn on an organic farm across the valley.

Additional Information

Tenure: Freehold

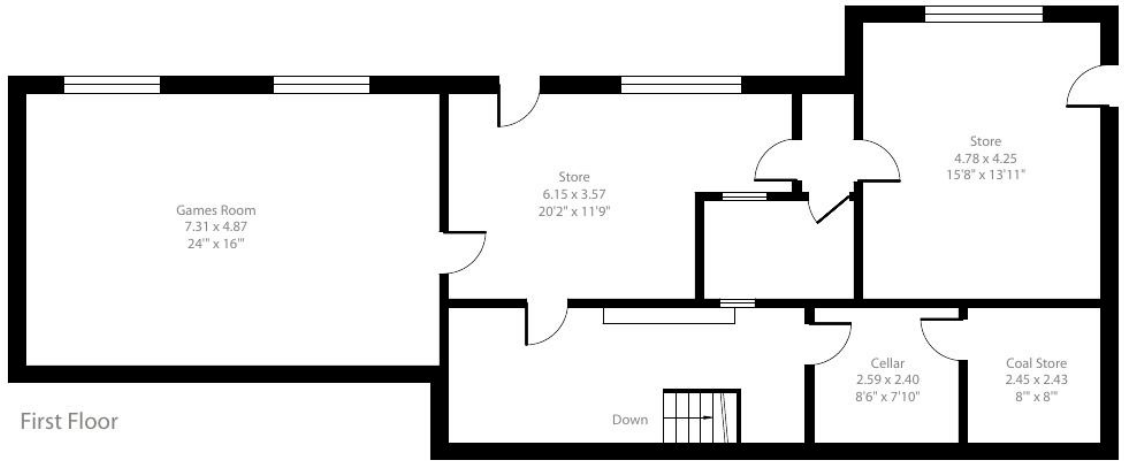
Services: Mains electricity, water and gas. Private drainage.

EPC Band: D

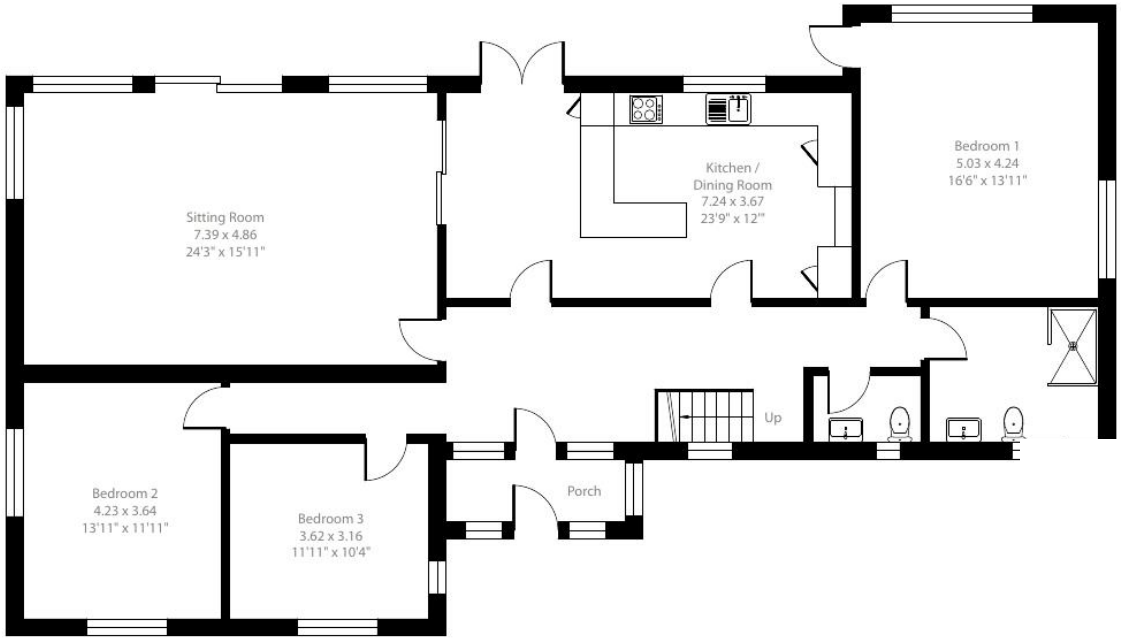
Council tax: G

Stonefield, Horsecombe Vale, Bath, BA2

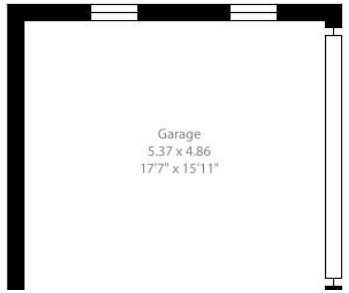
Approximate Area = 2879 sq ft / 267.4 sq m
Garage = 281 sq ft / 26.1 sq m
Total = 3160 sq ft / 293.5 sq m
For identification only - Not to scale



First Floor



Ground Floor



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: 1522724



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.