

WATERHOUSE

—— MONKTON COMBE, BATH BA2 7JB ——





THE PROPERTY

Waterhouse currently accommodates a small country house hotel and 10 serviced offices. The original portion of Waterhouse dates from the 18th Century and is an attractive country house. An extension was added in the 1980's and provides the bedrooms for the hotel element of the site. A number of attractive original features have been retained throughout. To the rear of the property is a terrace overlooking the lawned gardens.

There is a small building in the grounds, known as Matron's Cottage, which while currently in some state of disrepair, would be suitable for a range of alternative uses subject to planning permission.

Whilst the property lends itself to a number of potential commercial uses, Waterhouse could convert to a superb country house estate subject to the necessary consents. There is further scope for alternative residential development (again subject to consents).









A country house
hotel & 10 serviced
offices.





HISTORY

Monkton Combe is a historic village, identified in the Domesday Book. Waterhouse was originally a substantial stone country house built in the late Eighteenth Century. The house was extended when a modern wing was added in 1983. The house remained in private ownership until 1947 when the residential home was founded by the Rev Percy Warrington. In September 2008 the Warrington Homes Charitable Trust took the decision to close the residential home and sell Waterhouse, as it was no longer required for their purposes. The current owners are only the fourth in the property's history, and after their purchase in 2009 they lovingly restored the property by reinstating many of its original features including corning, wooden floors, fireplaces, shutters and oak staircases. The grounds have also been beautifully landscaped.







THE HOTEL

The ground floor of Waterhouse provides amenities for the hotel including the following:

- Bar and restaurant with 22 covers
- Lounge with seating for 10
- Conservatory, accommodating 30 theatre style
- The Manor Room, accommodating 50 theatre style
- The Roberts Room, accommodating 10 theatre style

Accommodation is provided in 11 en-suite bedrooms arranged within the wing which was added in the 1980's. A lift, accessed from reception, provides step free access to all floors.

Staff accommodation is provided in 2 staff bedrooms and 1 staff studio flat.

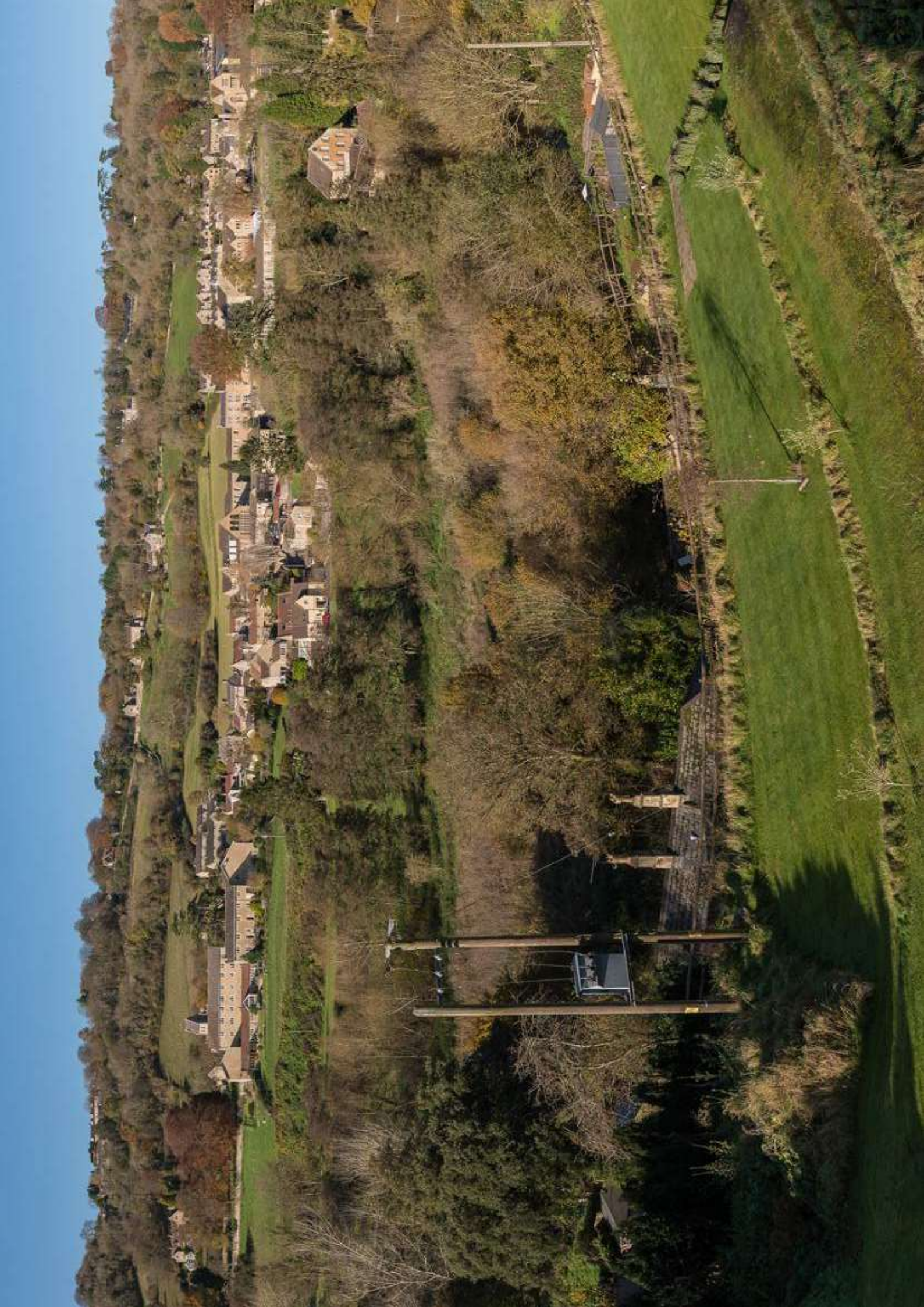
Back of house areas include commercial kitchens, store rooms and laundry.



THE OFFICES

Within the original building over the first and second floors are a range of offices. There are 5 per floor in total with kitchen facilities and public toilets available at each level.







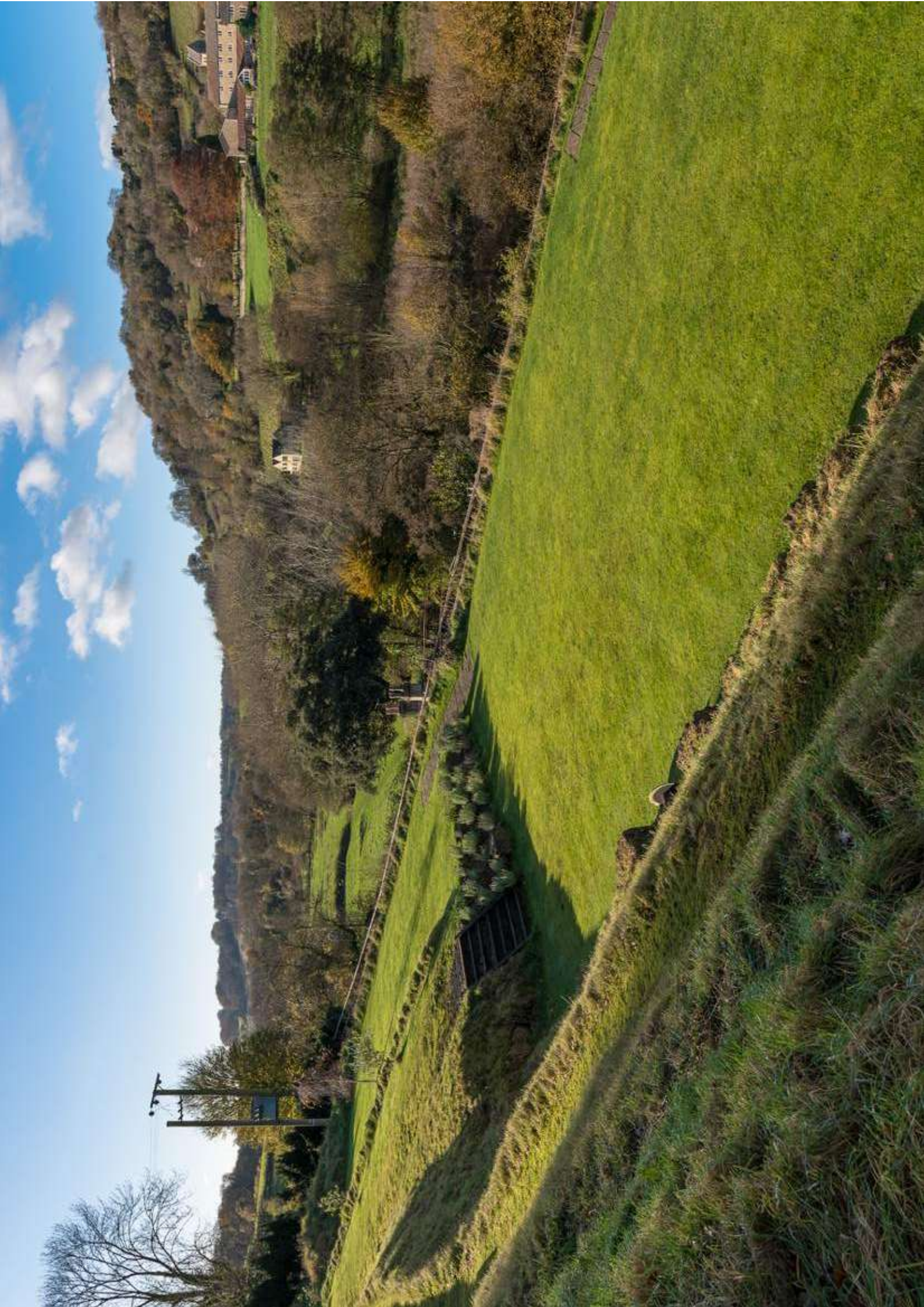
EXTERNAL

To the front of the building is the hotel and office car parking, accessed via a private drive from the A36.

Within the grounds is the aforementioned Matron's Cottage. There are also a range of stores and outbuildings.

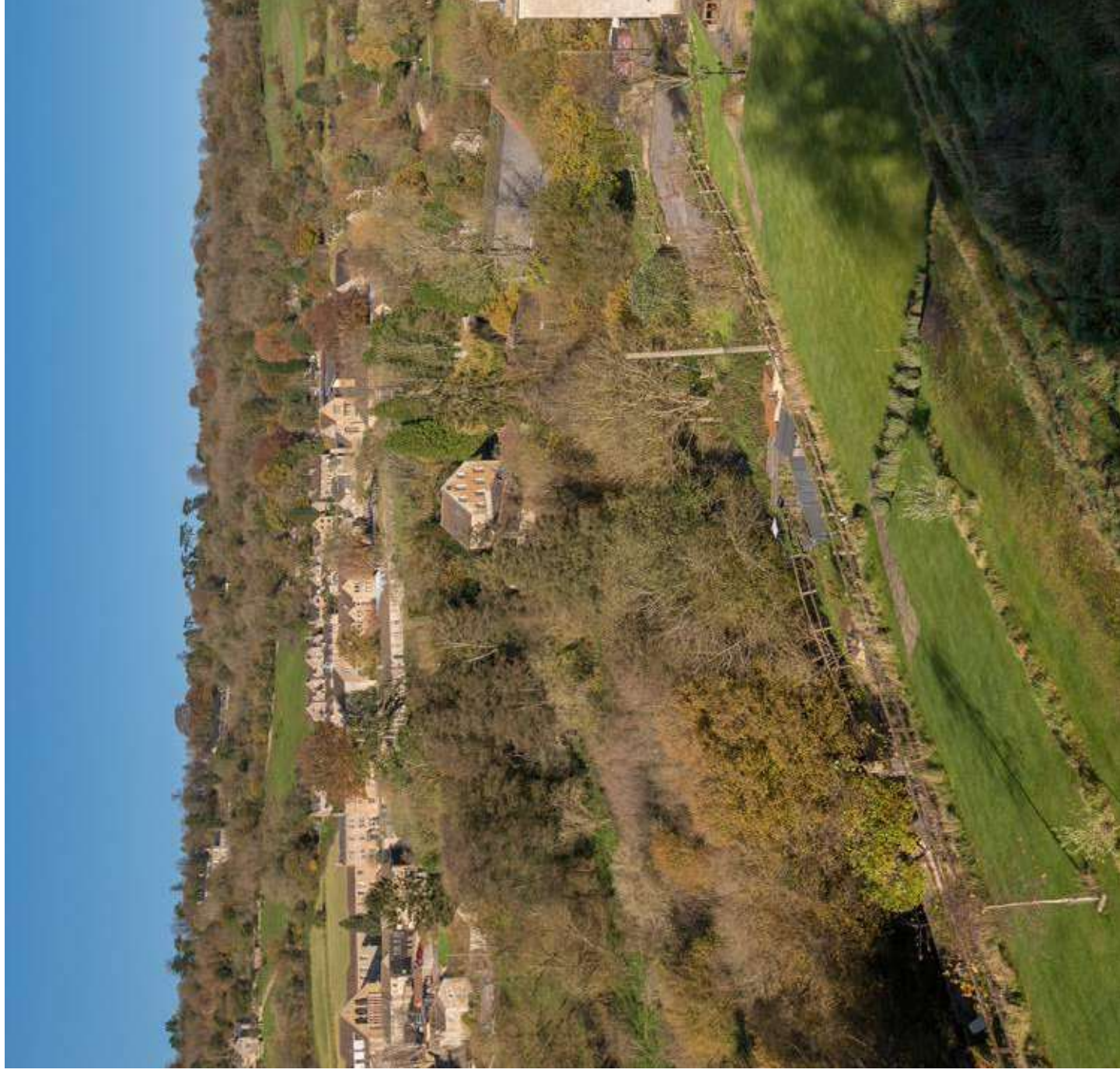
To the rear are lawns and meadow areas. In total the site extends to 3.22 acres.





SITUATION

Waterhouse and its grounds are situated in Monkton Combe, set in a tranquil location in the Midford valley with beautiful countryside surroundings and stunning views. Monkton Combe is a picturesque village on the south eastern side of Bath, 3 miles from the city centre. It has the parish church of St Michael, the popular Wheelwrights pub and Monkton Combe School at its centre, along with a village hall that provides a venue for a variety of clubs and activities. The village is surrounded by some beautiful walks connecting local villages in the Avon Valley and along the nearby Kennet and Avon Canal at Limpley Stoke. The Two Tunnels path is also nearby, providing a 13 mile circular route in and around Bath. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities along with well-regarded schools in both the independent and state sectors and 2 universities. Nearby schools include Monkton Combe, Combe Down and Ralph Allen Schools, along with Prior Park College and The Paragon. Communication links are excellent with a mainline rail link to London Paddington (journey time from 75 minutes) and Bristol Temple Meads (journey time from 15 minutes). Junction 18 of the M4 is approximately 13 miles north.



GENERAL INFORMATION TENURE AND BASIS OF SALE

Freehold. The property is being sold on an asset basis as a going concern.

SERVICES

Main electricity and water. Oil fired central heating. Private drainage. Bottled gas for cooking.

EPCS

EPCs are available upon request.

BUSINESS RATES

Office 104 – £2,200. Office 105 – £1,500. Office 201-£1,475. Office 202 – £1,400. Office 203 and 204 – £3,350. Office 205 – £1,125. Office 101, 102 and 103 – £6,000.

Guest House and Premises – £28,500

FIXTURES & FITTINGS

Trade inventory will be included with the sale. Please note that the artwork within the hotel is not owned and will not be included.

LOCAL AUTHORITY

Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN
customerservicescentral@wiltshire.gov.uk

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

VIEWINGS

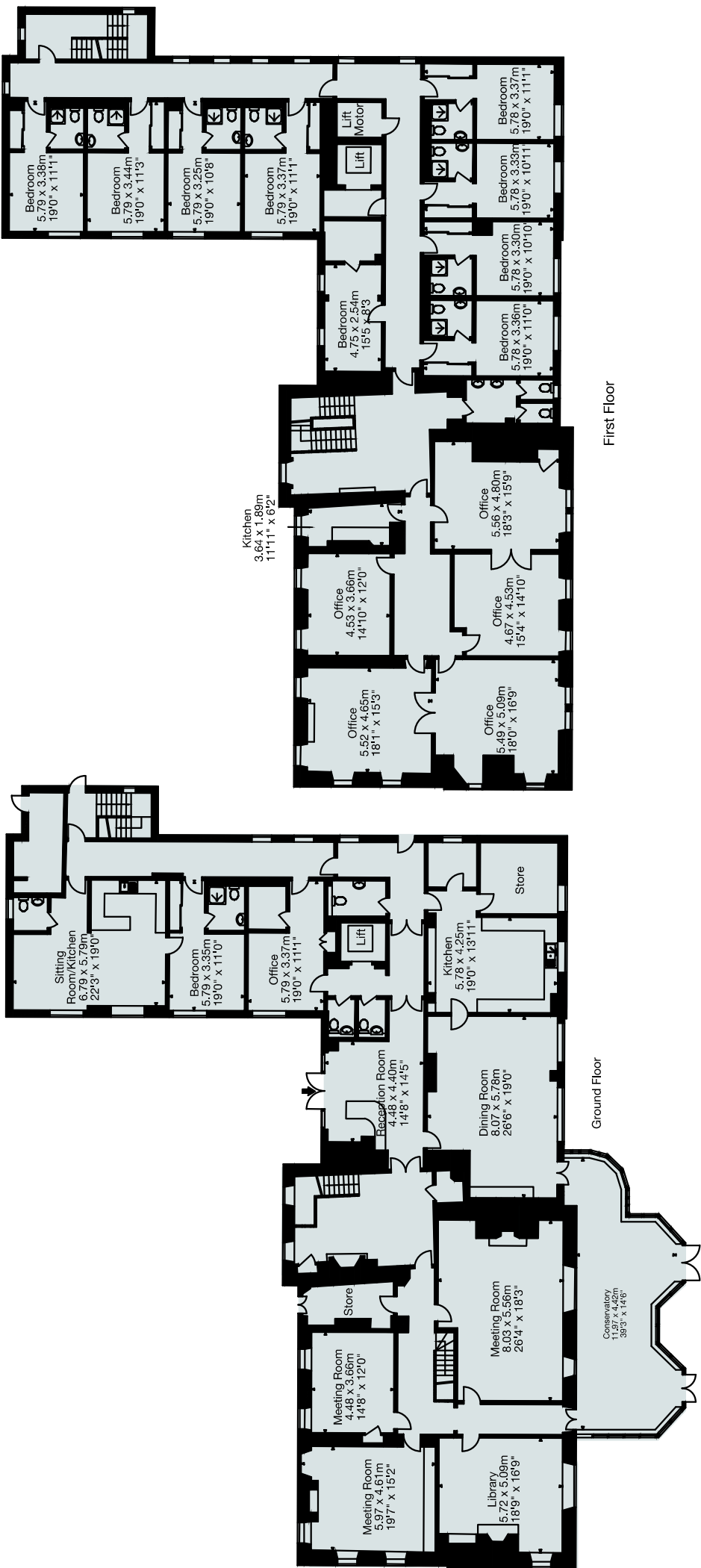
Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



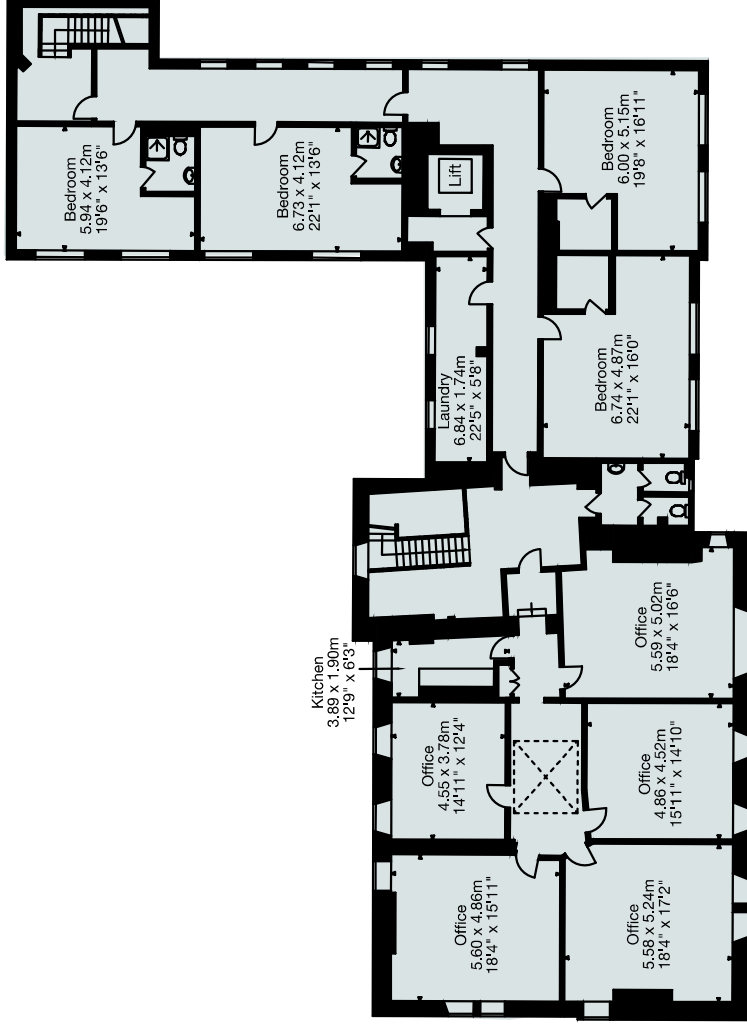


WATERHOUSE

Approx. Gross Internal Area 16,124 sq ft - 1,498 sq m



Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



Luke Brady
E: lbrady@savills.com
T: 07812 965406

James Greenslade MRICS
E: jgreenslade@savills.com
T: 07870 555893

Harriet Fuller MRICS
E: harriet.g.fuller@savills.com
T: 07807 999768

SAVILLS BATH

Edgar House,
17 George Street,
Bath, BA1 2EN
01225 474 500

savills

Luke Brady
E: lbrady@savills.com
T: 07812 965406

James Greenslade MRICS
E: jgreenslade@savills.com
T: 07870 555893

Harriet Fuller MRICS
E: harriet.g.fuller@savills.com
T: 07807 999768

