





At a glance:

- Charming village cottage
- Beautiful gardens
- Large garage and home office space
- Two bedrooms
- Period features throughout
- Bathroom includes underfloor heating



A delightful detached cottage in a rural location occupying a tucked away position close to the Church in the centre of this residential village. Easy access to the Georgian City of Bath, Bristol and Wells are also within commuting distance.

Energy Efficiency Rating: E



Full Description:

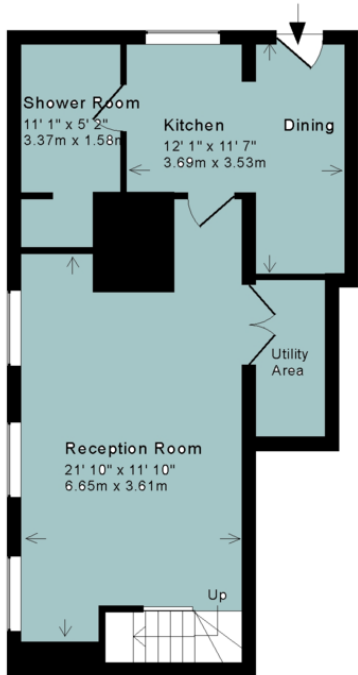
The property includes a beautiful and large main reception room with inglenook style fireplace with wood burning stove, exposed beams and stonework all offering the period features you would expect in a cottage. Off the reception room you have a utility area including a Velux window, quarry tiled floor and plumbing for washing machine.

The kitchen area includes a range of shaker style units with wood effect worktops and wall cupboards, integrated fridge with inset white Belfast sink, a 4 ring gas hob and built under oven. There is also a dining space for a small table to be included within the area.

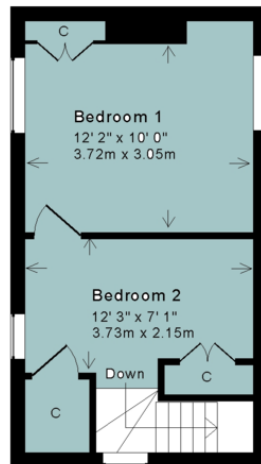
The beautiful modern bath room includes limestone floor with underfloor heating. A modern white suite with shower cubicle, wide wash basin with storage below. A WC with concealed cistern and built in storage shelves.

Moving upstairs the first bedroom includes fitted wardrobe a large shelved boiler/linen cupboard and exposed beams continuing the period features throughout. From here you go through to the second bedroom which is dual aspect offering plenty of natural light and also features a fitted wardrobe, bookshelves and exposed beams.

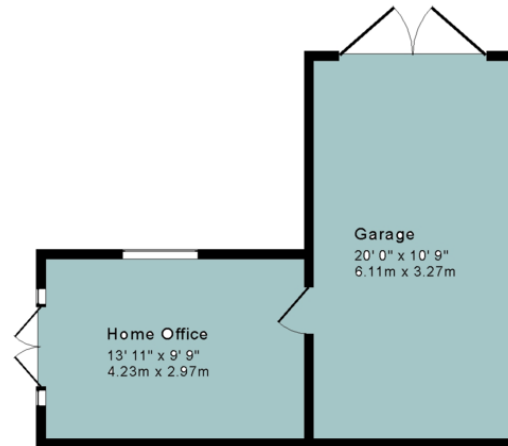




Ground Floor



First Floor



Approx. Gross Internal Floor Area House: 770 Sq. Ft. / 71 Sq. M
Approx. Gross Internal Floor Area Garage/Office: 350 Sq. Ft. / 37 Sq. M
Includes Conservatories and attached Garages

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The Worcester Bosch combi-boiler was installed in May 2018 and the current vendor has restored all the windows to their former glory making them very in keeping with the age of the property but up to a modern standard.

Farmborough is a popular village location with a public house, village primary school with secondary schooling at Norton Hill in Midsomer Norton. In addition there are local shops and amenities to be found at nearby Timsbury with the Co-operative store at Marksbury also. The village is popular to commuters to Bristol and Bath.

Externally the large rear garden are laid to lawn, with patio seating area at both the top and bottom of the garden. The property also includes a feature well and outbuildings such as a large garage with doubles doors and a fantastic home office space, great for anyone looking for a private space to work in. You can enjoy the sunny aspect with views over the surrounding roof tops. There is parking space outside the garage and is accessed from the road.

Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

- a. 1 Hayes Place, Bath, BA2 4QW
- e. sales@bathstoneproperty.com