



Woolverton, Bath

£580,000



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PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 and interact with the virtual tour to book your viewing on this charming detached house located in the picturesque village of Woolverton near Bath. This lovely property features 3 bedrooms, 2 bathrooms, and ample open parking space for 2 vehicles. With a building area of 915sqft, this home offers a cosy and comfortable living space for you and your family. The property boasts a beautiful interior with hardwood flooring, a fireplace, and a spacious living / dining room perfect for entertaining guests. The well-maintained lawn and outdoor walkways provide a serene setting for relaxation and outdoor activities. Located in a peaceful neighbourhood, Ivy Cottage is the perfect place to call home. Contact us today to schedule a viewing and make this dream home yours! To interact with the virtual tour please follow this link <https://tour.giraffe360.com/ivywoolvertonbath/>

What The Vendor Loves

Having owned and restored the property for some time we love the setting with views over the fields and being placed in a great location for getting to Bath and Frome with relative ease. Utilising the views the we love having the property with the bedrooms downstairs and the large open living area upstairs. More recently we have used the property as an Air BNB, typically getting £180 per night. There is an abundance of character features and sitting in front of the fire on a cold and wet Sunday is a real treat.

Key Features

- Character Cottage
- Countryside Views
- Great Location
- Open Plan Living
- Three Bedrooms
- Two Bathrooms



Rooms

Entrance Hall

6'7" x 14'3" (2.04m x 4.36m)

Bedroom 1

10'10" x 11'10" (3.08m x 3.38m)

Ensuite

5'5" x 5'6" (1.68m x 1.71m)

Bedroom 2

9'10" x 9'11" (2.77m x 2.78m)

Bedroom 3

8'11" x 6'9" (2.47m x 2.10m)

Family Bathroom

8'3" x 5'7" (2.53m x 1.74m)

Kitchen

10'7" x 6'4" (3.26m x 1.95m)

Lounge / Dining Room

26'11" x 17'10" (7.96m x 5.21m)

Parking

Gravel Driveway to the side of the property

Garden

Stunning views over the fields behind the property, mainly laid to lawn with a mix of shrub and herbaceous borders.

Directions

Heading north from Frome onto the A36 towards Bath, as you enter the village of Woolverton turn left before you reach the Red Lion public house. The property will be found on your right hand side.

Agents Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that will deliver the service you really want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Ground



Floor 1

Approximate total area⁽¹⁾

915.95 ft²

Reduced headroom

11.38 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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