

EST ● 1879

CRISP COWLEY



87 Church Road, Combe Down, Bath BA2 5JJ

An immaculately presented Grade II listed two-bedroom Georgian cottage situated in this highly desirable location

Entrance porch | Sitting room | Dining room | Kitchen
Conservatory | Utility room | Master bedroom with en suite
bathroom | Double bedroom 2 | Family shower room
Delightful front garden and rear courtyard garden

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Location

Combe Down sits on a level ridge approximately 1.25 mile (2 km) to the south of Bath city centre. It sits at an altitude of 500ft and hence has always been renowned for its clean air quality with many moving from the city for this reason. The area is adjoined to the north by large areas of natural woodland with public footpaths offering stunning panoramic views overlooking the city and equally gratifying views of the Cotswold (AONB) valleys to the south.

Description

You approach the property through two elegant gate piers with decorative wrought iron gate and a stone path leads you through the lawned garden to the front door.

Once inside you arrive into the entrance porch. A glazed door then leads you into the light and spacious sitting room with two windows overlooking the front garden. There is a gas connection available allowing a gas fireplace to be installed if desired.

A door leads you through to the dining room, but this could be used as a study. Stairs rise from here to the first floor. Through the dining room, a small hallway provides access to a utility room with wall and floor units, worktop space, plumbing for appliances and a separate WC.

You then enter the kitchen with modern wall and floor units with a worktop, inset sink, electric stand-alone oven, and space for appliances. Windows overlook the rear aspect and a door leads you into the spacious timber framed and glass conservatory.

Upstairs, you find a very spacious master bedroom with plenty of built-in wardrobes, and an en suite bathroom, a second double bedroom, family shower room and cupboard housing the central heating boiler.

Externally

The rear courtyard garden is laid with stone and has steps leading up to a lockable gate to the rear leading to a private lane. You will also find a seating area next to a raised stone-built pond. The front garden is laid to lawn with a stone path, established beds, shrubs, and small trees.

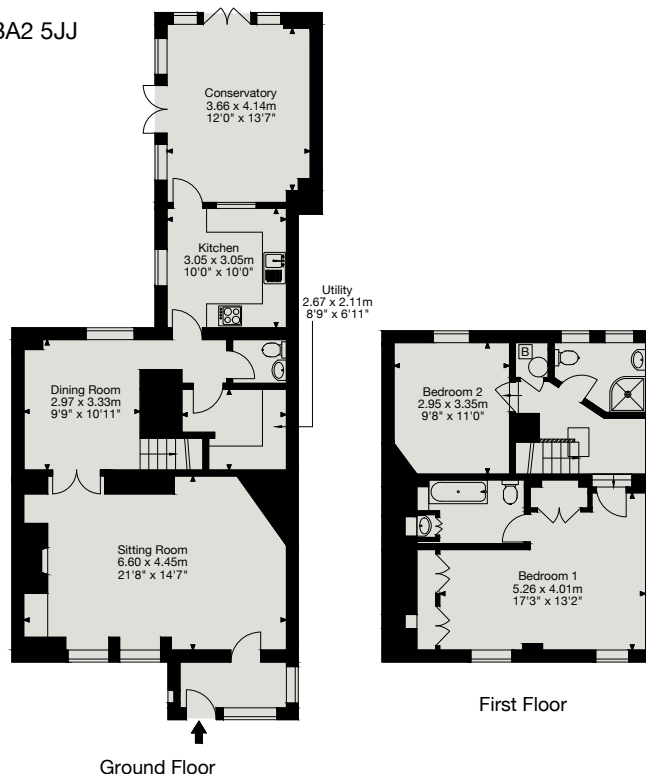
Parking is found on Church Road immediately to the front of the property. It is not designated nor permit controlled.

General Information

Bath & North East Somerset Council. Council Tax Band F. Mains services connected.



87 Church Road, Combe Down, Bath, BA2 5JJ
Gross Internal Area (Approx.)
135 sq m / 1,452 sq ft



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