

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Church Farm Cottage 125, Marksbury, Bath, BA2 9HP



£440,000

A wonderful example of a traditional character cottage but with a modern edge added to it to make the perfect blend of old and new

- Centrally located in the village
- Full of period charm and character
- Stunning inglenook fireplace with a wood burner
- Wonderful exposed stone work and feature beams
- Lovely cottage style kitchen diner
- Luxury bathroom with roll top bath
- Three character bedrooms
- Large rear level garden with a positive pre-planning application for a 3 bed dwelling
- Parking Space

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Church Farm Cottage 125, Marksbury, Bath, BA2 9HP

Welcome to this charming property located in the heart of Marksbury, a picturesque village in the lovely countryside South of Bath. This delightful house offers a perfect blend of traditional character and modern sophistication, making it a truly unique find.

As you step inside, you'll be greeted by a warm and inviting atmosphere that exudes charm and character with partially exposed walls and an impressive inglenook fireplace with a wood burner . The luxury bathroom, with a roll-top bath, is a perfect place to unwind and relax after a long day. The lovely cottage-style kitchen diner is not only functional but also adds a touch of cosiness to the home, making it an ideal space for entertaining friends and family.

One of the standout features of this property is the exceptional size of the rear level garden. Imagine enjoying a cup of tea in the morning or hosting a summer barbecue in this beautiful outdoor space. It's a rare find in a village setting and offers endless possibilities for outdoor enjoyment. The rear of the garden also benefits from having a positive pre-planning application for a 3 bed dwelling.

Centrally located, this property provides easy access to all the amenities that Marksbury has to offer, including a local school, a fuel station with substantial shop and beautiful countryside walks. Whether you're looking for a peaceful retreat or a place to call home, this house has it all.

Don't miss the opportunity to make this wonderful property your own and experience the best of village living with a touch of modern luxury. Contact us today to arrange a viewing and start envisioning your life in this beautiful home.

GROUND FLOOR

PORCH 1.3 x 1.25 (4'3" x 4'1")

A great place to get muddy boots and wet coats off before entering the home. There are two double glazed windows and traditional flagstone floors. A wood latched door takes you to the

SITTING ROOM 5.92 x 3.74 (19'5" x 12'3")

This really is a charming place to relax and unwind with an impressive inglenook fireplace which has a wood burning stove giving heating to the room and a warm cosy feel. There is further heating available with a modern radiator. The room oozes period charm with part exposed stone walls, tiled floors, ceiling beams and a stone inset shelf. There are two double glazed front aspect windows providing natural light and a useful storage cupboard under the stairs leading to the first floor.

KITCHEN DINER 6.25 x 2.72 narrowing to 2.01 (20'6" x 8'11" narrowing to 6'7")

This has a great feel of a country style cottage kitchen but with a modern day practical design. There is a range of cream base units comprising cupboards and drawers with block wood worktops and rear wood upstands and subway style tiles above in place. Further storage is supplied via wall units, one with a glass front. Space is provided for a range style cooker, fridge freezer, dishwasher and washing machine. A lovely Belfast sink continues the traditional feel to the kitchen. The cottage feel continues with part exposed stone walls, black tiled floors and a stable style door which leads out to the side of the property and the garden. Double glazed windows with a rear aspect offer views to the garden, a further side aspect double glazed window overlooks the courtyard. A step down from the kitchen takes you to the dining area where two skylights let natural light flood in. There is a radiator and half height tongue and groove panelling behind.

LANDING

The curved staircase leads up to the landing with part exposed stone, a pretty inset shelf and wood ceiling beams.

BEDROOM 1 3.75 x 2.91 (12'3" x 9'6")

Double glazed window with a front aspect. A great feeling of space due to a vaulted ceiling with beams and part exposed stone walls. Radiator.

BEDROOM 2 2.82 x 2.86 (9'3" x 9'4")

Double glazed window with front aspect. A vaulted ceiling gives a spacious feel. Great storage is available with a high level shelf and further lower level inset storage shelf.

BEDROOM 3 2.55 x 1.89 extending to 2.86 (8'4" x 6'2" extending to 9'4")

Two double glazed windows to rear and side. Radiator. Ceiling spot lights.

BATHROOM 2.81 x 2.69 narrowing to 2.27 (9'2" x 8'9" narrowing to 7'5")

A real touch of luxury with a claw foot roll top bath and a character sink sat on a solid wood base with a tiled splashback and a toilet. The flooring is traditional painted wooden floorboards. A period style heated towel rail completes the luxury feel of the bathroom.

OUTSIDE

REAR GARDEN

A few steps up from the property take you to a gravelled terraced area ideal for outside dining or just relaxing. From here, an extensive level lawned garden with plant shrubs and trees is on offer which is sure to impress with a pathway leading down part of the garden. The garden is enclosed offering privacy and plenty of space to enjoy. The rear of the garden has had a positive pre-planning application for a 3 bed dwelling.

SIDE OF THE PROPERTY

A gravelled area leads to a side timber access gate to the right of the property. To the left of the property is a tucked away courtyard space ideal for storing the recycling bins.

TENURE

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. Mains services water and electric. Oil central heating and a septic tank
Broadband Ultrafast 1000mps Source Ofcom

