



- A beautifully renovated natural stone cottage in the village of Timsbury
- Two attractive reception rooms and a lovely kitchen
- Two light and bright bedrooms and a large first floor bathroom
- Stone built outbuilding making an ideal office or snug
- Garage and parking space only a short walk from the property
- Offered for sale with no onward chain



**'A super terraced cottage that has been fully renovated and is set in a pretty and desirable village, the property boasts an attractive outbuilding that could be utilised in a variety of ways!'**

This unique two bedroom cottage has been the subject of a complete transformation with the current owner leaving no stone unturned in the renovation and now offers stylishly presented accommodation with plenty of cottage charm. The accommodation comprises an entrance porch with tiled floor leading into a cosy lounge with log burning fire and stripped wood flooring. The stairs are located between the lounge and dining room and they have been fitted with a carpet runner for a nice finish. The dining room is a very nice size room with some exposed stone walls and then flows on to a rustic style, wood kitchen that really compliments the cottage. On the first floor there are two light and bright bedrooms with painted wood floors, both of which are a comfortable double in size and the front bedroom enjoys a far reaching view across fields. The bathroom has been beautifully finished and is large enough to accommodate a bath, separate shower and a storage cupboard. The property has been rewired and tested and has gas central heating, both works completed in 2022. This cottage is one to be viewed to be appreciated, blending cottage features with a tasteful contemporary theme. Offered for sale with no onward chain.

Externally the property has a lawn front garden that has been well maintained. You are then able to pass beneath the archway serving part of the terrace and around to the rear of the terrace where you will find a natural stone outbuilding that has been renovated and now offers additional accommodation with power, light and a mezzanine level which could potentially make it a guest room, home office or garden room to name just a few options. Beyond this is the garden which is open with the neighbours and provides beds and borders, herb garden and a shed to the top end. There is also a log store/shed included. The property also benefits from a single garage located a short distance from the property and space for one vehicle in front.

**Agents Note:** The owner currently utilises this property as an Air BnB bringing in useful income and also owns the adjoining cottage which is let and will soon be offered for sale also and the pair could be a useful investment with a tenant in situ. Enquire with the agent for more info regarding price etc.

South View is conveniently situated on the fringe of the village and close to open countryside whilst still being a walkable distance to the village amenities, in particular the well regarded 'The Square' bistro/coffee stop. Bath & Bristol are easily commutable and there is public transport available direct to both Cities.





Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 42 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.