



Pound Cottage, Poor Hill, Farmborough, Bath, BA2 0FP

Offers In Region Of £485,000

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Welcome to Pound Cottage, this captivating Detached Cottage, a hidden gem steeped in history. Built in 1800 as barn, this charming property seamlessly blends its rustic heritage with modern comforts. Prepare to be enchanted by its unique features and the breath-taking panoramic views it offers.

Spanning across two floors, this cottage boasts a thoughtfully designed upside-down layout, allowing you to maximize your enjoyment of the stunning village scenery. On the upper level, you'll find the heart of the home - a spacious kitchen/dining room, perfect for entertaining and creating culinary delights. The vaulted ceiling in the living room creates a sense of grandeur, adorned with rustic beams that add character and charm. With three bedrooms spread across both levels, privacy and comfort are assured for family members or guests. The master bedroom features an en-suite bathroom, while the other guest bedrooms also benefit from en-suite facilities. Additionally, a separate family bathroom plus a utility room ensures convenience and versatility.

Step outside onto one of the two southerly facing viewing decks and take in the sweeping views that stretch as far as the eye can see. Whether you choose to start your day with a morning coffee or unwind with a glass of wine in the evening, these decks provide the ideal vantage point to soak in the tranquil ambiance and appreciate the natural beauty of the surroundings. A utility room offers practicality and efficiency, while a garage and driveway provide ample space for parking and storage. The front and rear gardens beckon you to embrace the outdoors, offering a picturesque backdrop for relaxation, gardening, or hosting gatherings with family and friends.





Entrance Hall

Obscure double glazed door to the side aspect, double glazed window to the side aspect, recessed spot lights, stairs to the first floor, radiator, telephone point, storage cupboard with shelving. The entrance floor is part tiled leading to carpet.

Bedroom Three

3.42m x 2.27m (11'2" x 7'5")

Double glazed window to the side aspect, radiator and stop cock tap cupboard.

Bathroom

2.49m x 2.17m (8'2" x 7'1")

Obscure double glazed window to the side aspect, extractor fan, partially tiled walls, step up to spa bath with shower attachment over and under-lights on the step, pedestal wash hand basin, low level WC and a heated towel radiator.





Utility Room

3.13m x 2.12m (10'3" x 6'11")

Obscure double glazed window to the side aspect, a range of wall and base units with laminate work surfaces, space for a washing machine, tumble dryer and freezer, shelving and vinyl flooring.

Bedroom One

6.46m into door recess x 3.27m (21'2" x 10'8")

Double glazed French doors to the rear aspect, two double glazed windows to the side aspect, smoke alarm, fitted three door wardrobe, wall light, radiator, television and telephone point.

En-suite

1.49m x 2.19m max(4'10" x 7'2")

Extractor fan, recessed spot lights, partially tiled walls, vertical radiator, shelving and vinyl flooring. There is a three piece suite comprising a double shower cubicle with a mixer shower.



Garden terrace

3.12m x 5.16m (10'2" x 16'11")

Wooden fence and trellis surround, water tap, wooden decking with non slip and a spiral staircase leading to the upper terrace.

Kitchen/Dining Room

7.01m x 3.61m (22'11" x 11'10")

Four double glazed windows to the side aspects, recessed spot lights, a range of wall and base units with laminate work surfaces and tiled splash backs, 1 & 1/2 bowl sink drainer with mixer tap, Space for a range style cooker, extractor hood over and an integral fridge and dishwasher. There is an island with laminate work surface and two radiators. The kitchen area has a vinyl floor which in turn leads to a sapele hardwood in the dining area.

Living Room

6.54m x 3.53m (21'5" x 11'6")

Three double glazed windows to the side aspect, a double glazed fireplace, exposed brickwork, chimney, stone floor, television point.



Balcony

3.2m x 1.6m (10'5" x 5'2")

Wooden fence surround, electronically controlled awning, wooden non slip decking, outside tap and light, spiral stair case with a gate leading to the lower floor.

Bedroom Two

3.61m x 4.46m (11'10" x 14'7")

Double glazed French doors to the front aspect, double glazed window to the side aspect, loft hatch with pull down cantilever ladder, double wardrobe, (houses wall mounted Worcester boiler), fuse box cupboard and a radiator.

En-suite

1.71m x 1.25m (5'7" x 4'1")

Obscure double glazed window to the side aspect, pedestal wash hand basin, low Level WC and a heated chrome towel radiator.





Front Garden

Enclosed by a stone wall, wooden fence with a side access gate, laid to lawn with wooden sleepers, shingle area and planted borders with shrubs.



Driveway

Parking for one car in front of the garage. The lane is no through so cars can park leaving access for pedestrians.


Rear Garden

Laurel hedge and wall borders, patio, wooden pergola, stone pathway and planted deep filled borders.

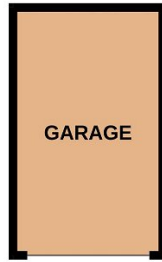
Garage

5.16m x 3.67m (16'11" x 12'0")

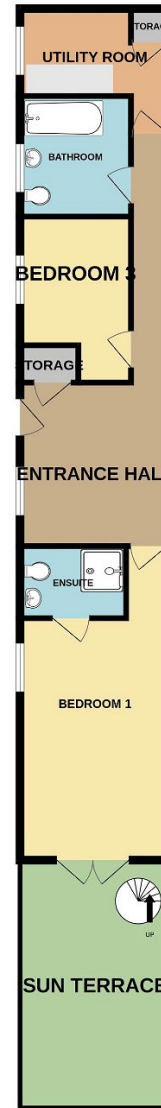
Electronic roller door, alarm panel, power and light.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

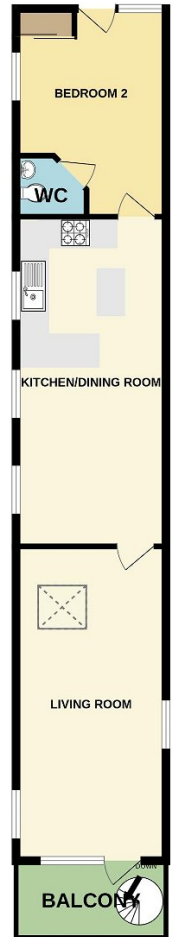
BASEMENT
174 sq.ft. (16.1 sq.m.) approx.



GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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