



White Horse Cottage, Mill Lane, Timsbury, BA2 0EN

Guide Price £425,000

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Quote Reference NF0664 To Arrange Your Viewing

White Horse Cottage, a detached residence dating back to approximately 1750 as a former Inn. Located on the edge of Timsbury village overlooking to Cam Valley. This home has been extensively enhanced to a very high standard creating very comfortable living accommodation indeed. Character features fused with modern convenience are on offer here. The dining room with inglenook fireplace and oak framed entrance hall, underfloor heating, a sitting room, kitchen with stable door. Upstairs a long landing leads to two double bedrooms and a sumptuous bathroom suite.

Externally the generous garden is southerly facing so you can enjoy the warm summer days here, to the side a garage and driveway for your parking needs.

Enjoy rural surrounds, the many amenities of Timsbury village then the cities of Bath, Bristol and Wells nearby.





Kitchen/Breakfast Room

4.42m x 2.85m (14'6" x 9'4")

Stable door with double glazed window and separate double glazed window to the rear aspect, obscure single glazed window to the side aspect, latch key door to the living room. There is a range of base units with solid wooden work tops, Belfast style sink with mixer tap over. Spaces for a cooker, fridge/ freezer, washing machine and tumble dryer. Cupboard housing the fuse box electric meter, wall mounted Worcester boiler, radiator and tiled slate flooring. (option here to add underfloor heating from the boiler)

Living Room

3.95m x 3.07m (12'11" x 10'0")

Double glazed window to the front aspect with slate window sill, latch key door to the entrance hall and kitchen. Recessed spot lights, fire place with wooden inset beam and slate hearth, television aerial, three thermostat controls, sandstone tiled floor with under floor heating.



Dining Room

4.78m x 3.99m (15'8" x 13'1")

Wooden door to the front aspect with inset window, double glazed window to the front aspect and obscure double glazed window to the rear aspect with slate window sills, latch key doors to the living room and stairway, recessed spot light. There is a bespoke oak frame creating an entrance hall area from the front door leading into the room. A large stone fire place with with an inset wooden



Landing

A wooden winding staircase recently fitted with oak skirting, double glazed window to the rear aspect with a slate window sill, exposed wooden roof trusses, recessed spot lights, radiator and a storage cupboard with shelving.

Bedroom One

4.42m x 3.08m (14'6" x 10'1")

Double glazed window to the front aspect with a slate window sill, exposed roof trusses and a radiator.

Bathroom

0m x 0m (0'0" x 0'0")

Obscure double glazed window to the front aspect with a slate window sill, brushed brass heated towel radiator and Moduleo luxury vinyl flooring. There is a four piece suite comprising of a double shower cubicle with herringbone tiled walls, brushed brass mixer shower with rainfall shower head, a free standing bath with



Bedroom Two

3.26m x 2.6m (10'8" x 8'6")

Double glazed window to the front aspect with slate window sill, loft hatch, wooden roof trusses, fitted slate shelf and a radiator.

Gardens

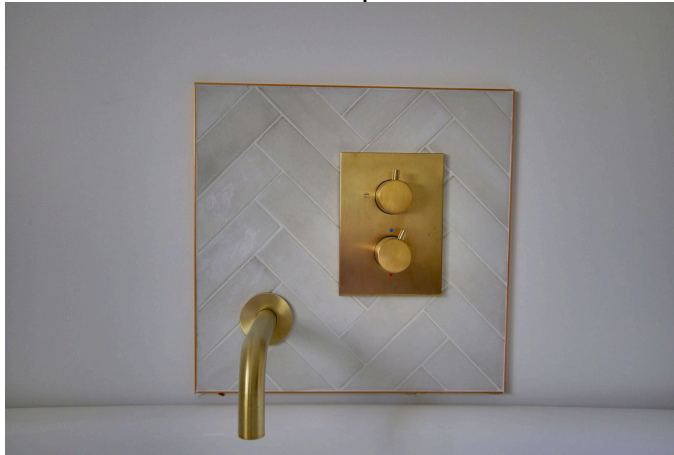
14.76m x 13.77m (48'5" x 45'2")

The garden is enclosed by a stone wall with metal railings and a hedge or mixed variety over, two side access gates one leading to the driveway. There is a wide front path, log store and a step up into the main lawn area with a pathway and planted borders. There are trees including a weeping birch, copper beech and an old damson. There is also an outside tap, two outside wall lights and a lantern in the far corner.

Garage

5.55m x 2.44m (18'2" x 8'0")

Roller door to the front aspect.



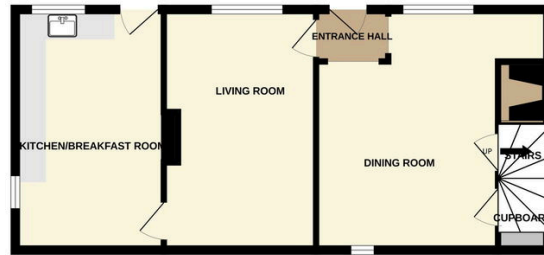
Driveway

Fence and hedge borders, side access gate into the garden, laid to Cerny stone and provides space for two cars.

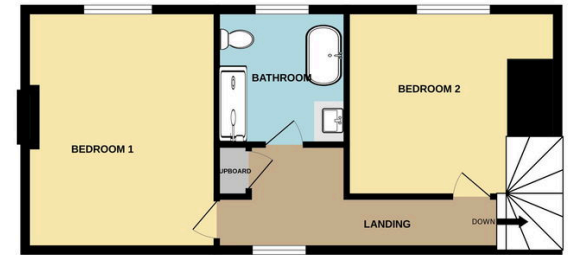




GROUND FLOOR

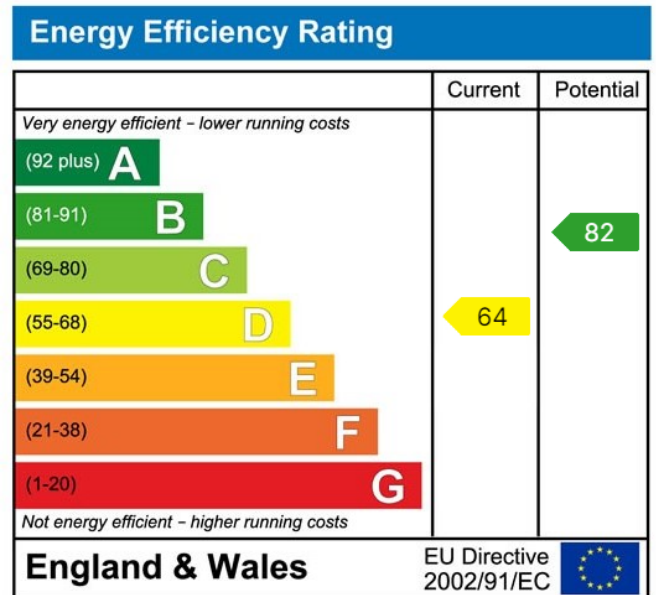


1ST FLOOR



TOTAL FLOOR AREA : 958sq.ft. (89.0 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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