



Jubilee Terrace, Laverton, Bath, BA2 7QZ

Offers Over £725,000

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Well Cottage, dates back to 1820, settled in the hamlet of Laverton, between the Georgian City of Bath and Market Town of Frome. An imposing stone built property laid over four storeys and settled upon 1.7 acres of rolling gardens. The cottage has been enhanced and extended creating a wonderful rural retreat. To note the Oak framed Garden room with a Well in the corner is one of the stand out features, a country kitchen, a utility room and an arched cellar found down stone steps. The living room with an open fire. Ascend the stairs and two wonderful bedrooms, and a sumptuous bathroom. The primary suite on the upper floor is a sanctuary of space with views over open countryside, plus an en-suite can be found to the side.

Within the garden fondly referred to as the Cabin, a successful holiday let which also purveys the gardens where you will find an abundance of flora, a river bank and small collection of trees. There is a driveway with options to add more within the land.





Entrance Hall

Wooden door to the front aspect with obscure double glazed panels, stairs to the first floor, door to the living room, radiator and wooden flooring.

Living Room

4.27m x 4.25m (14'0" x 13'11")

Double glazed multi-pane window to the front aspect, double glazed wooden framed door and window to the side aspect and passage door way to the kitchen. There are two wall lights, raised open fire place with a stone hearth, under stairs storage cupboard with shelving, radiator, television point and wooden flooring.

Kitchen/Breakfast Room

4.58m x 4.55m (15'0" x 14'11")

Wide open passage way and window opening to the Garden room, with a double glazed window to the rear aspect, door to the living room and stone stairway to the cellar with a wooden gate and balustrade. The kitchen has recessed spot lights, a range of wooden wall and base units with laminate surfaces and splash backs, an inset 1 & 1/2 bowl stainless steel sink/drain unit with a mixer tap over. There is space for a Range style cooker with an extractor hood over, dishwasher and fridge. There is a wall mounted Wall Master boiler, consumer unit and meters in a wall cupboard, exposed stone walls with red brick borders, space for a table or island and finished with tiled flooring.





Garden Room

6.1m x 2.43m (20'0" x 7'11")

A wonderful oak framed room overlooking the rear garden, adorned with double glazed windows, skylights and doors to allow easy access, light and air. Within are wall lights, two radiators, a feature circular well, sunken in the corner with a toughened glass top with a tiled floor surrounding.

Utility Room

2.5m x 2.37m (8'2" x 7'9")

Double glazed multi pane windows to the side aspect and front aspects, oak framed, with space for a washing machine, tumble dryer fridge and freezer. There is fitted shelving and a cupboard with over head storage, a radiator and tiled flooring.

Cellar

4.24m x 3m (13'10" x 9'10")

Double glazed multi pane window to the front



Landing

Smoke alarm, stairs leading to the second floor with stone walls and exposed wooden lintels. There is a split level where you can find the linen cupboard which also houses the pressurised water cylinder.

Bedroom Two

5.23m x 3.42m (17'1" x 11'2")

Single glazed multi pane window to the front aspect, stone fireplace surround, wooden panel wall and a radiator.

Bedroom Three

3.87m to wardrobes x 2.49m (12'8" x 8'2")

Double glazed multi pane window to the rear aspect, vaulted ceiling with exposed wooden roof trusses, smoke alarm, fitted five door wardrobes with overhead storage and a radiator.



Bathroom

2.56m x 1.78m (8'4" x 5'10")

Double glazed multi pane window to the side aspect, recessed spot lights, extractor fan, partially tiled walls, radiator and wooden flooring. There is a three piece suite comprising of a bath with a glass shower screen and a shower attachment, pedestal wash hand basin and a low level WC.

Stairs

Ascends to the primary bedroom with honey coloured stone walls and a wooden banister at the top.

Bedroom One

4.71m x 4.39m (15'5" x 14'4")

Double glazed multi pane windows to the front and side aspects, exposed wooden ceiling joists, recessed spot lights, a range of six fitted wardrobes with drawers underneath, an additional cupboard with shelving and a radiator.





Attic Space

There is a cantilever pull down loft ladder. The loft space is boarded with reinforced wood and has a skylight window. You can walk in it with ample space for storage.

En-suite

3.32m x 2.16m max (10'10" x 7'1")

Double glazed skylight window to the side aspect, two wall lights, exposed wooden roof trusses, extractor fan, fitted storage space with shelving, radiator and wooden flooring. There is a three piece suite comprising of a Shower cubicle with a mixer shower over and tiled walls, a pedestal wash hand basin and a low level WC with a hidden cistern.

Cabin/Annexe

5.2m x 4.7m (17'0" x 15'5")

The Cabin is timber framed and insulated with double glazed windows and doors. The main area is open plan with a fitted kitchen, dining/



Gardens


The gardens equate to approximately two acres leading in a Westerly direction from the house. Predominantly grass with a gentle slope leading to the far corner. It has borders of natural hedge with a five bar wooden gate, a tree line and the brook to the southern side. There is a wonderful selection of natural flora growing along the verges and river bank to enjoy throughout the year as well as a mixture of deciduous and evergreen trees. To the middle near the brook is a man made pond where one can sit and enjoy. A patio area near the house ideal for barbecues and gatherings. There are two wooden sheds and an outside tap.

The garden has a public footpath across further down the field leading over the river. The neighbour also has a right of access if and when needed although seldom used.

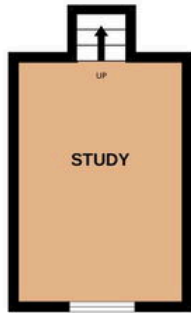
Parking

To the side of the house is a stone wall and a gravel driveway allowing parking for two cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

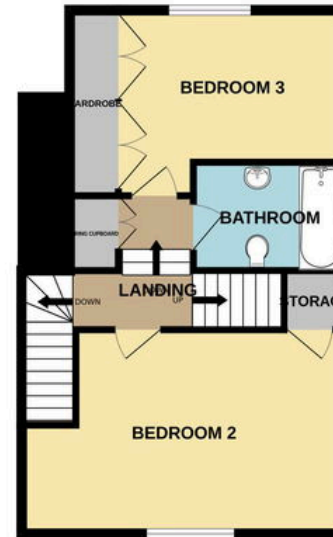
BASEMENT
142 sq.ft. (13.2 sq.m.) approx.



GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



2ND FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1915 sq.ft. (177.9 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