



Rose Cottages, Rectory Lane, Timsbury, Bath, BA2 0LA

Guide Price £310,000

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## Rose Cottages, Rectory Lane, Timsbury, Bath, BA2 0LA

### Quote Reference NF0664 To Arrange Your Viewing

Introducing a hidden 19th Century character cottage - 5 Rose Cottages. Nestled in the heart of Timsbury, this cosy abode offers a perfect blend of historic charm and modern comfort. Step through the inviting pink stable door into the living room, complete with a stone fireplace and wooden floors. The kitchen/dining room exudes a quaint elegance with cream colours and a stone feature wall. Upstairs, two bedrooms await, each offering unique views of the lush gardens. The extensive 96-foot rear garden provides a peaceful retreat with multiple seating areas. Parking for one car just along the pathway. Explore the scenic Cam Valley walks or take a short stroll to the village centre. With convenient access to nearby cities of Bath & Bristol, 5 Rose Cottage is a true countryside haven.







## Porch

1.47m x 0.97m (4'9" x 3'2")

Wooden stable door with multi pane windows to the front aspect, single glazed window to the side aspect, wall light and tiled flooring.

## Living Room

4.03m into the door recess x 3.44m (13'2" x 11'3")

Single glazed door and Sash window to the front aspect, Fire place with stone surround and hearth with an inset log burner, radiator, cupboard housing the consumer unit, shelving and wooden flooring.

## Lobby

Doors to the kitchen and living room plus stairs leading to the first floor.









## Kitchen/Dining Room

4.48m x 3.36m (14'8" x 11'0")

Wooden stable door and double glazed window to the rear aspect, recessed spot lights, painted stone wall to one side, tiled splash back, wall and base units, (one houses the wall mounted boiler), ceramic 1 & 1/2 bowl sink/drainers with a mixer tap over. There is a range of integral appliances such as a five ring gas hob with extractor hood over, electric oven, fridge freezer and dish washer, space for a washing machine, radiator and vinyl flooring.

## Landing

Step up to each bedroom, shelving fitted in the stairway, loft hatch with a pull down ladder.

## Bedroom One

3.71m x 3.45m (12'2" x 11'3")

Double glazed Sash window to the front aspect, iron fireplace, radiator, two wall lights and a cupboard over the stairs housing the hot water



## Bedroom Two

3.6m x 1.74m (11'9" x 5'8")

Double glazed window to the rear aspect and a radiator.

## Bathroom

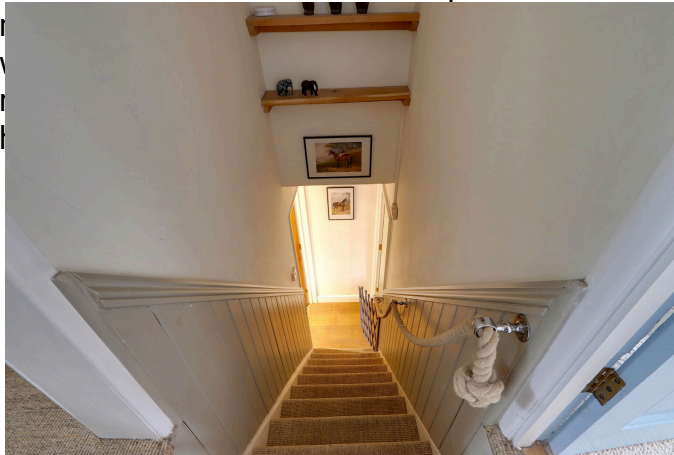
2.54m x 1.5m (8'4" x 4'11")

Obscure double glazed window to the rear aspect, recessed spot lights, extractor fan, partially tiled walls, chrome towel radiator and tiled flooring. There is a three piece suite comprising of a Bath with shower curtain ring and mixer shower over, vanity unit with a wash hand basin and a low level WC.

## Rear Garden

29.5m x 4.18m (96'9" x 13'8")

Enclosed by wooden fencing with two side access gates, the garden is natural with a variety of trees and shrubs, including fruit trees, there is a seating area of pea gravel near the house which then leads to an ornate circular patio in the



## Front Garden

11m x 4.35m (36'1" x 14'3")

Enclosed by wooden fences with an access gate, there is an area of patio paving with shrub borders leading to a beautiful garden of pea gravel with shrubs, flowers and bushes. This area is southerly facing so great for the sun shine.

## Parking

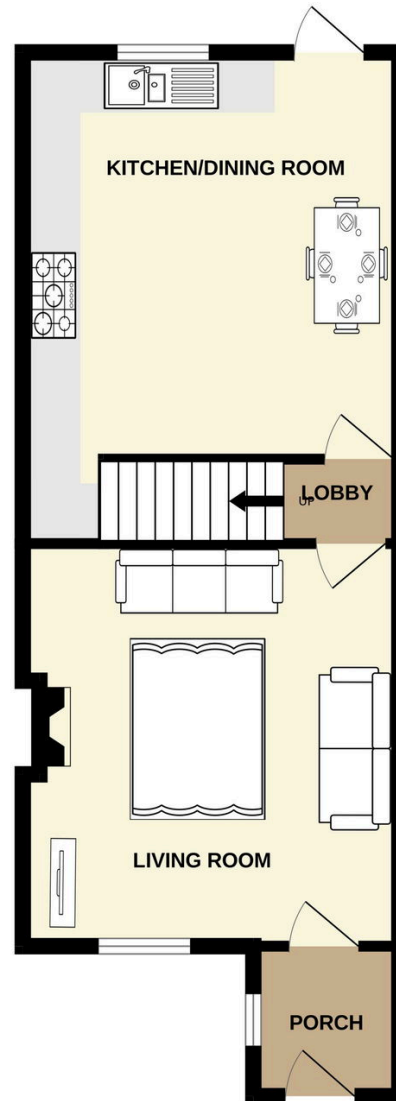
There is off street parking along the path from the property which has a wall and wooden fence border and can accommodate one car. You can find additional parking in the nearby South Road or Square.



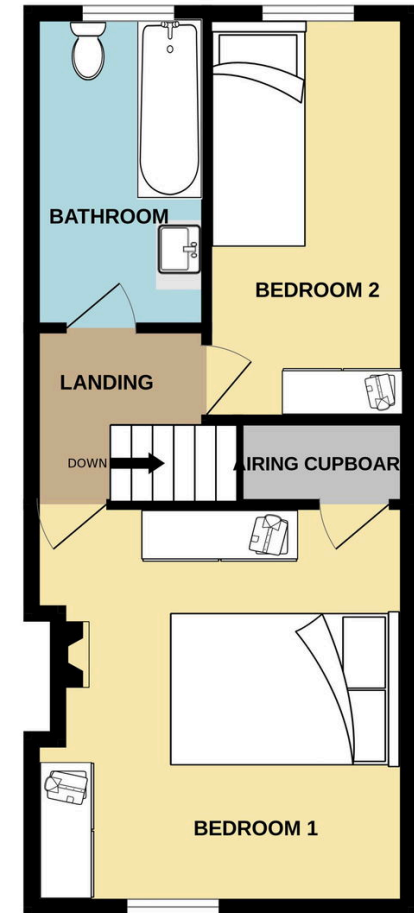


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 624sq.ft. (58.0 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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