



Stoneleigh Cottage, Church Hill
Freshford, Bath, Bath And North East Somerset, BA2 7TX

Offers Invited by Friday June 27th 2025
A rare opportunity to acquire a Grade II Listed cottage in need of complete renovation, nestled in one of the area's most desirable and sought-after villages. Brimming with character, the property enjoys an idyllic setting that blends doorstep access to glorious countryside with excellent proximity to the World Heritage City of Bath. Ideally located for local amenities including a train station, school, and a vibrant community shop and café, this charming cottage presents a truly special opportunity - perfect as a second home or for those looking to downsize. A unique prospect at this price point, not to be missed.

Ripe For Modernisation
Desirable Village Location
Two Bedrooms
Living Room
Kitchen
Bathroom
No Onward Chain
Guide Price £300,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden entrance door to front, cupboard.

Living Room

3.97m (13' 1") Max x 3.59m (11' 9") Max
Single glazed sash window to front, feature fireplace with wood burning stove, electric storage heater, stairs to first floor, open plan to:

Kitchen

4.11m (13' 6") Max x 2.94m (9' 8") Max
Steps down to: metal frame obscure single glazed window to side, fitted with base units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge freezer, space for cooker.

Bathroom

2.49m (8' 2") Max x 2.21m (7' 3") Max
Three piece suite comprising bath, low level WC and pedestal wash hand basin.

FIRST FLOOR

Bedroom 1

4.52m (14' 10") Max x 3.96m (13' 0") Max
Two single glazed sash windows to front, feature fireplace, stairs to second floor.

SECOND FLOOR

Bedroom 2

4.59m (15' 1") Max x 3.76m (12' 4") Max
Single glazed sash window to front, feature fireplace, built in wardrobes.

Council Tax:

Band C - £2,067.11

(April 2025 - March 2026 financial year)

Tenure:

Freehold.

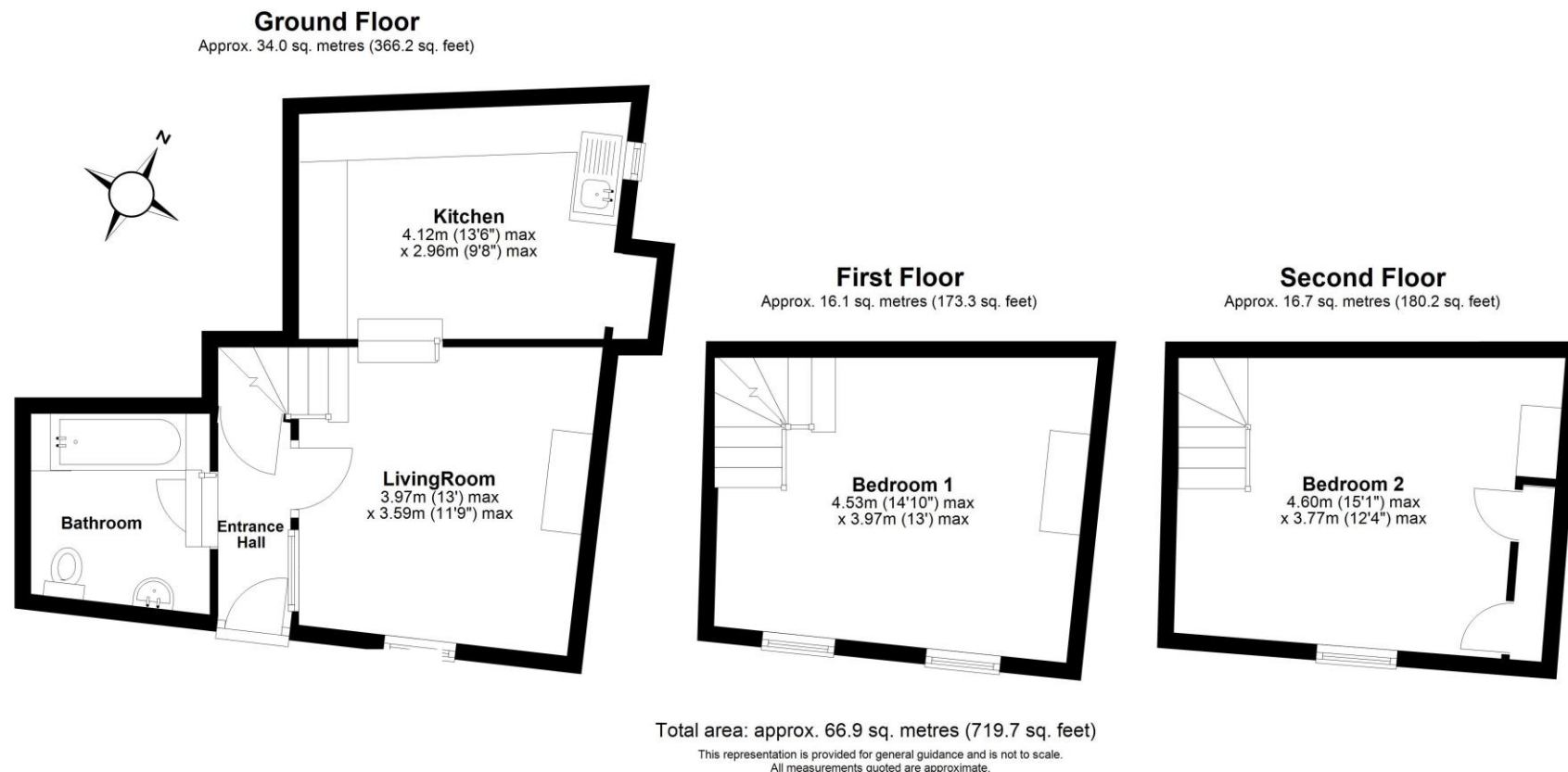
Viewing:

Strictly by appointment through the Agent Kingstons.

Please Note:

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.





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What3words: ///timing.flat.daring

Directions: Leave Bradford on Avon via the B3109 Frome Road and take the first turning right to Westwood. Turn right at the next junction and proceed through the village of Westwood. Leave the village, following the road around to the right past Iford and continue down the hill and across the bridge into Freshford. Pass The New Inn on your left and follow the road around to the left and up the hill. Proceed straight on at the top of the hill onto Church Hill, down the other side and follow the road around to the left where Stoneleigh Cottage will be found on the right-hand-side.

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