

559 Bath Road

Saltford, Near Bath





A spacious contemporary home,
offering fantastic modern family
living and entertaining space, with
two cottages.

Bath City Centre 4 miles, Bristol City Centre 7 miles, Bristol International Airport 14 miles
(All distances are approximate)

Summary of accommodation

Main House

Ground Floor: Reception hall | Open plan kitchen/dining room | Living room | Utility | Shower room

First Floor: 4 double bedrooms, 2 en suite | Bathroom | Study | Terrace

Second Floor: Principal bedroom suite | Double bedroom | Bathroom

Outside: Lifestyle garden | Entertaining terrace | Artificial grass | Games room/studio

Sauna | Sunken hot tub | Parking

Kiki Cottage

Ground Floor: Open plan kitchen/dining/living room | Shower room

First Floor: 2 double bedrooms | Shower room

Outside: Artificial grass | Terrace | Sauna | Hot tub | Parking

Rosie Cottage

Ground Floor: Open plan kitchen/dining/living room | Shower room


First Floor: 2 double bedrooms | Bathroom


Outside: Artificial grass | Terrace | Hot tub | Parking


Situation


Saltford is a highly desirable village extremely well placed for the cities of both Bath and Bristol.

 The village enjoys a great selection of day to day amenities including the popular Flourish Farm Shop & Cafe, public houses and other facilities, including the Bath to Bristol Cycle Track, Saltford Golf Club and regular bus services.

 Bath and Bristol both provide an excellent range of shopping, theatres, cultural and leisure amenities, museums and sporting facilities.

 The M4 motorway is easily accessible at Bath J18 or the M32 J19.

 There are good rail services from Keynsham Station with onward connections to Bath Spa, Bristol Temple Meads and London Paddington.

 Bristol International Airport is also within easy reach.



The House

This substantial contemporary property offers spacious accommodation over three floors and is set on generous level grounds.

The property has a large entrance hall with a vaulted ceiling; the interior has been designed with hosting and entertainment in mind. There is a living room off the right of the hall with bi-fold doors opening on to the garden. The kitchen/dining room is fitted with a good range of integrated appliances, a bespoke bench seat dining space, and bi-folding doors to the garden. There is a utility room, boiler cupboard and shower room off the kitchen.

On the first floor are double bedrooms with en suite shower rooms, a double bedroom featuring a beautiful brass bath, a further double bedroom, the family bathroom and a study. There is also a terrace accessed through one of the bedrooms.

On the second floor is the principal suite with a dressing room, en suite bathroom, and a double bedroom and family bathroom.





FLOORPLAN

Approximate Gross Internal Floor Area

Main House: 303 sq m / 3,263 sq ft

Outbuilding (Sauna): 5 sq m / 53 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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GARDENS AND GROUNDS

Gardens and Grounds

The property is approached through electric gates onto a gravelled driveway where there is ample parking for a number of vehicles.

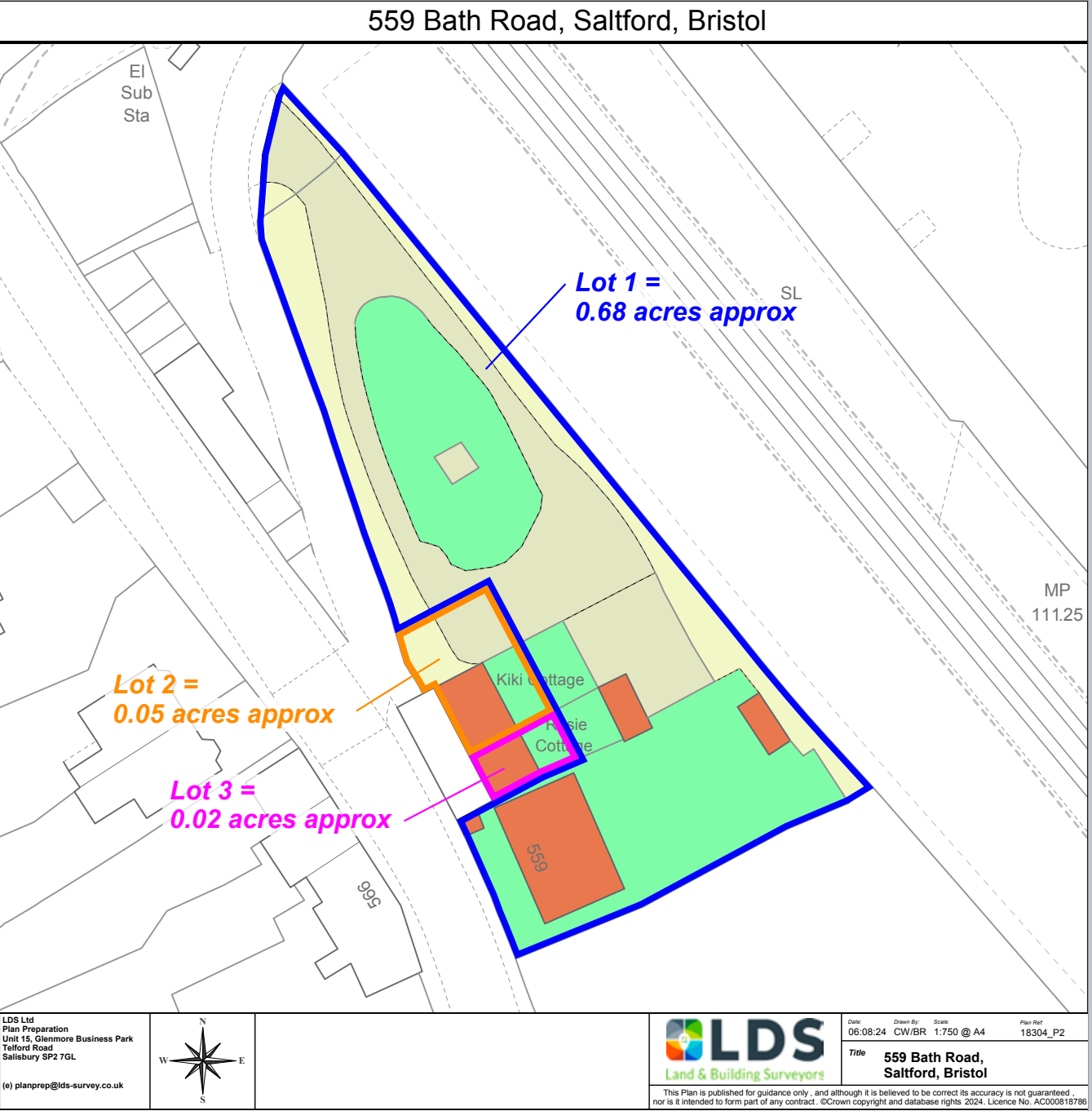
To the front off Bath Road there is an enclosed walled courtyard through double wooden gates. This is paved with a stone tiled pathway and there are planted borders. To one side there are steps leading to two outside toilets. To the other side there is a side access leading down to the rear garden.

The rear garden of the house is enclosed by wooden fencing. This is landscaped and comprises a paved patio leading directly off the kitchen and living room, artificial lawned areas, planted borders, hedges, glass screening with stainless steel handrails and outside lighting. There is a separate Sauna room and a sunken hot tub and a games room.

The Cottages

Also available in conjunction with the main house, are Rosie Cottage and Kiki Cottage.

Semi-detached two bedroom cottages, which are well presented throughout and have great lifestyle and entertaining gardens.





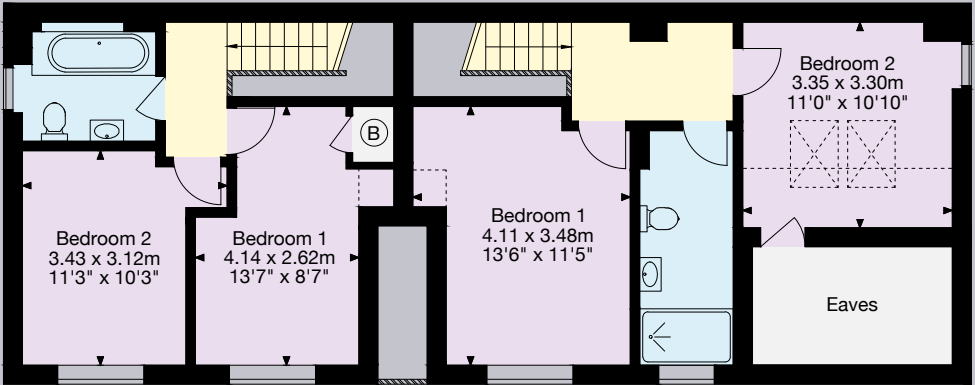
Approximate Gross Internal Floor Area

Cottage 1 (Rosie): 63 sq m / 678 sq ft

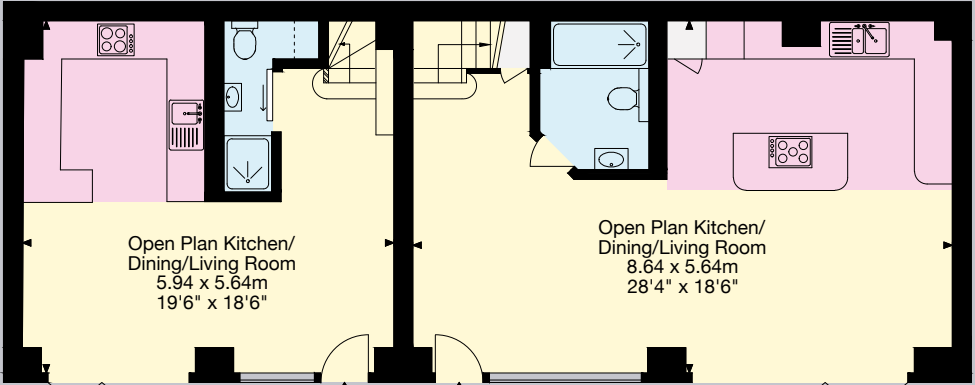
Cottage 2 (Kiki): 85 sq m / 914 sq ft (Excl. Eaves)

Outbuilding (Sauna): 3 sq m / 32 sq ft

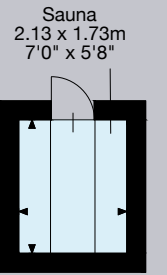
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First Floor



Ground Floor



Outbuilding



Property Information

Services:

Mains electricity & water. Private drainage (septic tank). Oil fired central heating. The home office is fitted with CAT5 cabling and underfloor heating.

Tenure:

We are advised that the properties are Freehold.

Local Authority:

Bath & North East Somerset Council – bathnes.gov.uk

Council Tax:

Band G

EPC:

Main House: C, Rosie Cottage D, Kiki Cottage D

Directions: (BS31 3JN)

From Bath head west on Upper Bristol Road/A4, passing through Newbridge and continue onto the Bristol Road/A4. At The Globe roundabout take the 3rd exit to stay on the Bristol Road/A4. Continue on for just over 1 mile towards the village of Saltford, After the Minerva Rowing Club on your right take the small lane on the right that will lead you to the entrance gates which lead in to the complex.

Guide Price:

Lot 1 (Main House) Offers in excess of: £1,000,000
Lot 2 (Kiki Cottage) Guide Price : £550,000
Lot 3 (Rosie Cottage) Guide Price : £450,000

What Three Words: //grabs.singers.cascaded

Agents Notes:

The properties are currently run as very successful luxury Airbnbs and offer excellent investment potential.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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