

**Quarry Farm Cottage
Wick, Near Bath**

A beautifully presented four bedroom home, offering excellent modern family living space arranged over two floors; close to Bath and Bristol.



Distances: Bath City Centre 6 miles, M4 (J18) 6 miles, Bristol City Centre 9 miles (all distances are approximate).

The House

Ground floor: Entrance hall / Living room / Open plan kitchen/dining/family room / Utility room / Cloakroom

First floor: Principal bedroom suite / 2 double bedrooms / Single bedroom / Family bathroom

Outside

Entertaining terrace / Tiered terraces / Large lawns / Garden store / Log store / Double garage / Private parking

Acreage: In all approximately 0.40 acres.

Listed: No / **EPC:** C

Method of Sale: We are advised that the property is Freehold.

Services: Mains electricity and water. Private drainage (septic tank). Gas fired central heating (combi boiler installed 2022). Underfloor heating on the ground floor, with radiators on the first floor. EVCP in the garage. External security camera system to the front and rear. Internal Ring alarm system. There is power and lighting around the external areas of the property.

Local Authority: South Gloucestershire Council - <https://www.southglos.gov.uk> **Council Tax Band:** E

Price: Offers in excess of £1,350,000

Postcode: BS30 5SL

what3words: ///shunts.cargo.scenes

Situation: The property is conveniently situated between Bristol and Bath, on the lower slopes of the Cotswolds. The village has several shops, a public house, a village hall, sports ground and a primary school; in addition to the picturesque village of Doynton which is close by with the welcoming pub The Cross House, and a thriving community.

The picturesque Golden Valley is well known for walking, bird watching and equestrian activity and adjacent Wick Quarry (which is in the process of being decommissioned and converted into a nature reserve) is also a haven for wildlife. The National Trust's Dyrham Park is also close by. Bath and Bristol both offer a wide range of shopping, cultural and recreational facilities, and an excellent choice of schools.

Description: Quarry Farm Cottage dates back to circa 1850 but has recently undergone extensive renovation and an extension.

On the ground floor from the entrance hall is the living room with stylish lit alcoves and wood burner, and the fabulous open plan kitchen/dining/family room featuring a central island, AEG integrated appliances and bi-fold doors out to the terrace. There is also the utility room and a cloakroom.

On the first floor is the opulent principal bedroom suite with dressing room and shower room. From here there are two further double bedrooms, a single bedroom or study, and the family bathroom.

The landscaped gardens are equally as wonderful with an entertaining terrace, and three tiers to the rear, and a large sloping lawn to the front with smart planted borders. There is also a garden store with lighting and power.

The property is approached onto a private driveway where there is plentiful parking over two gravelled areas, in addition to the integrated double garage. There is a sink, washing machine and tumble dryer area and storage.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

I would be delighted to tell you more... Francesca Leighton-Scott on 01225 325 994.







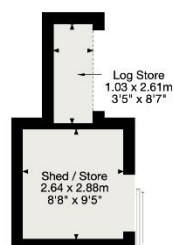




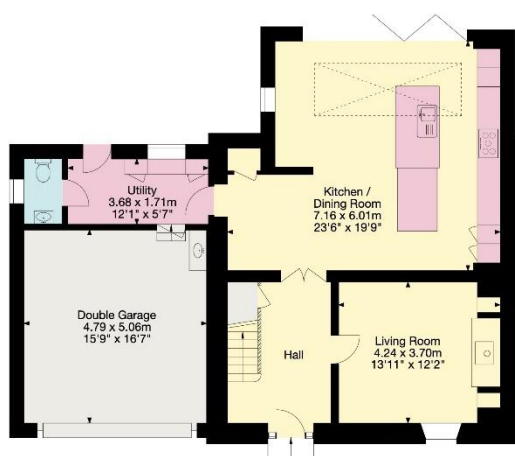
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Wick, Near Bath

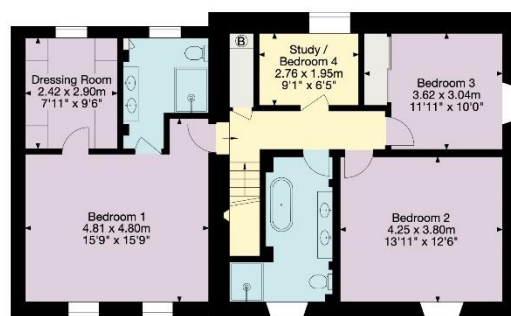
Gross Internal Area (Approx.)
 Main House = 165 sq m / 1,776 sq ft
 Outbuilding = 10 sq m / 112 sq ft
 Double Garage = 24 sq m / 258 sq ft
 Total Area = 199 sq m / 2,146 sq ft



Outbuilding



Ground Floor
Main House



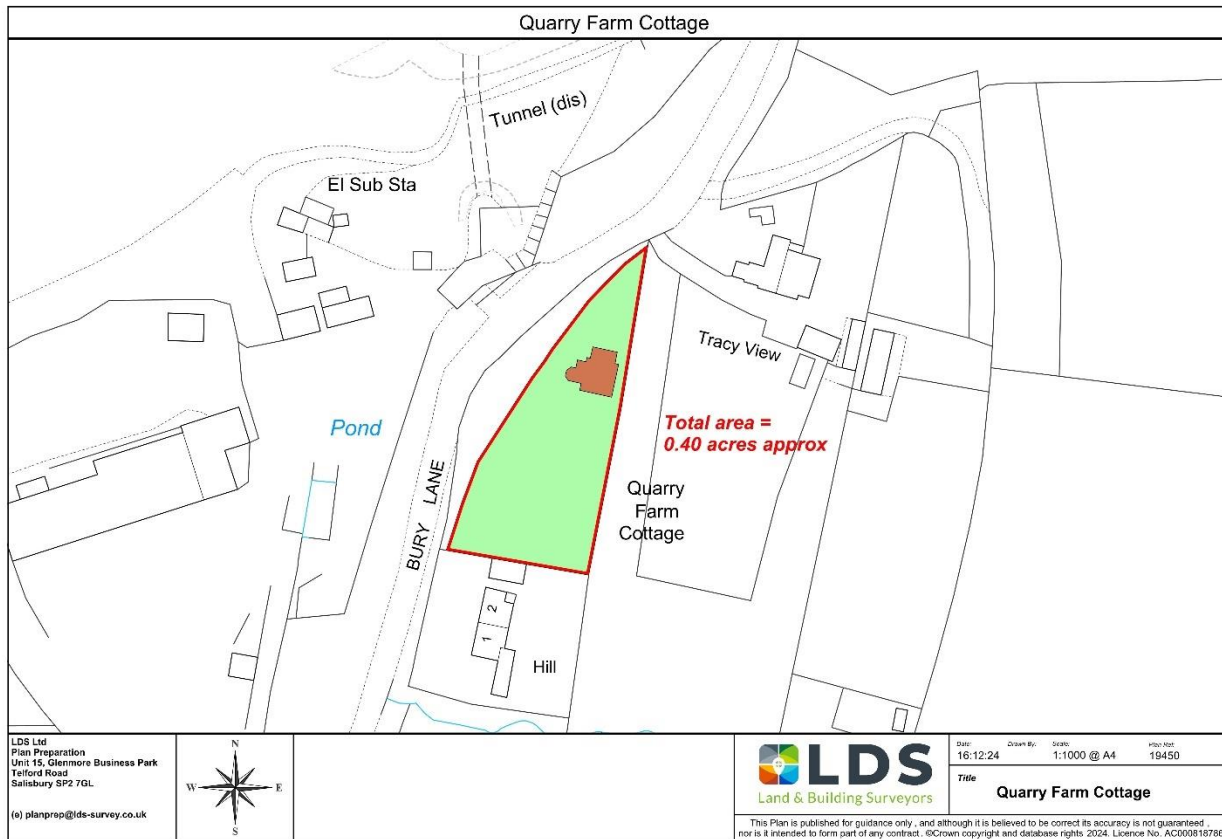
First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

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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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