

whiteley helyar



2,447 ft²



4/5 bedrooms



2 bathrooms



double garage



driveway parking

Guide Price

£1,400,000

29 Midford Lane, Limpley Stoke, Bath, BA2 7GR

A stylish and deceptively spacious detached house enjoying fabulous far reaching views. This stunning house has been thoughtfully remodelled creating bright and airy accommodation over two floors that is both versatile and functional and offers potential for further enlargement subject to the relevant consents.

ACCOMMODATION

entrance hall
large open plan kitchen dining/sitting room with central feature fireplace
family room
study
utility room
four double bedrooms
master bedroom enjoying a dressing room and en-suite shower
family bathroom with bath and shower cubicle

EXTERNALLY

The gardens are beautifully landscaped and incredibly low maintenance. To the front is a spacious driveway providing space to park several vehicles and access to the double garage. The front garden is laid to artificial lawn enclosed by timber fencing and bushes in raised planters. The rear garden offers a large flagstone terrace enjoying the most fabulous far reaching view providing great space for entertaining and alfresco dining as well as space for a hot tub. The remainder of the garden is, again laid to artificial lawn providing the perfect lawn all year round.

LOCATION

The property on the edge of glorious open countryside, yet also incredibly convenient, being less than 5 miles from the centre of Bath. The property is positioned within walking distance of the centre of Limpley Stoke village with its historical pub being restored by the community and close to Freshford offering a variety of amenities (including an excellent primary school, community run village shop, church and pub) as well as Freshford railway station with its regular trains to Bath and Bradford on Avon.

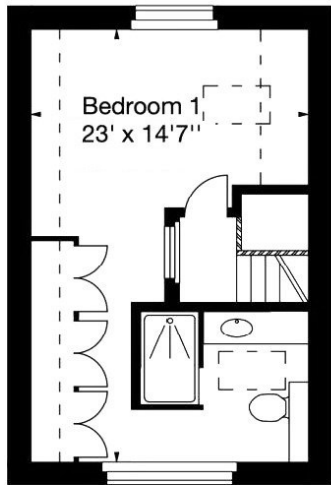




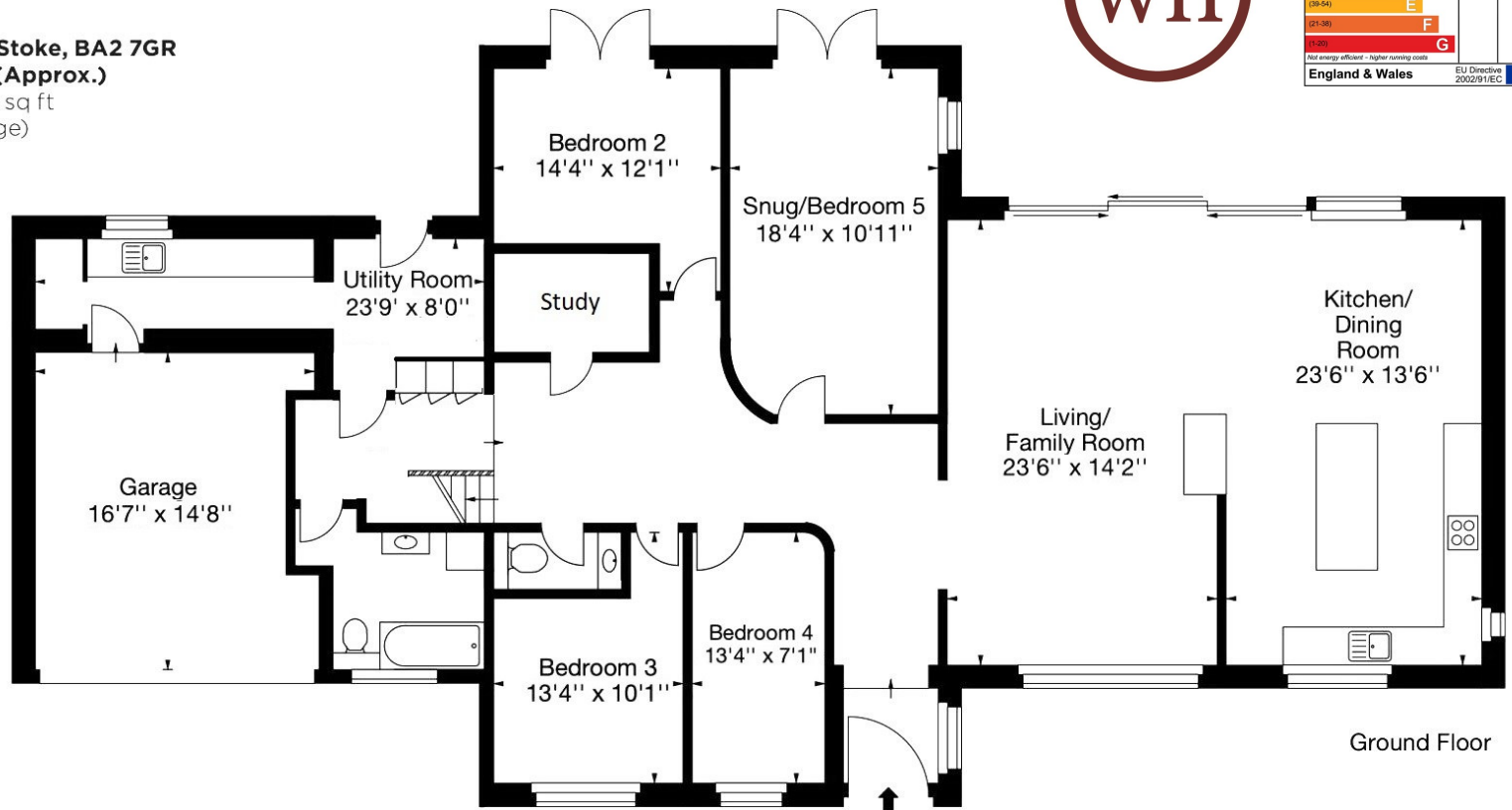
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Gross Internal Area (Approx.)
 227 sq m / 2,447 sq ft
 (including garage)



Energy Efficiency Rating		
Local energy efficient - lower running costs	Current	Potential
92-100 A		89
81-91 B		
69-80 C		
55-68 D	70	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



First Floor



Ground Floor

Tenure: Freehold
Council Tax Band: 'F' £3,043.52

