

whiteley helyar



1,817 ft²
Including outbuilding



4/5 bedrooms



3 bathrooms



*driveway
& carport*

Guide Price £1,000,000

1b, Lupton, Stoke Mead, Limpley Stoke, BA2 7GX

A bright and spacious detached bungalow offering over 1,700 square feet of versatile accommodation positioned on an attractive plot of around half an acre.

ACCOMMODATION

entrance hall
23 ft double aspect sitting room
dining room with delightful curved feature wall and double doors to the garden
kitchen breakfast room
utility room
master bedroom with en-suite bathroom and dressing room
four further bedrooms
bathroom and additional shower room
garden store and carport

EXTERNALLY

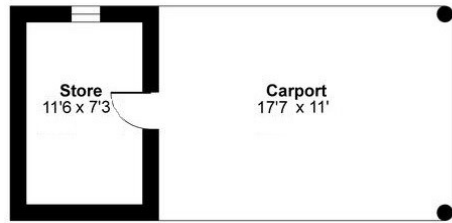
The gardens are park like and beautiful, they surround the property and offer a wonderful verdant and private outlook from inside. They are mainly laid to lawn with mature borders packed with several delightful flowers, shrubs, bushes and trees and benefits from a number of patios ideal for entertaining and alfresco dining. The property is accessed via a long driveway leading down to the property where you can find sheltered parking for two vehicles under the carport.

LOCATION

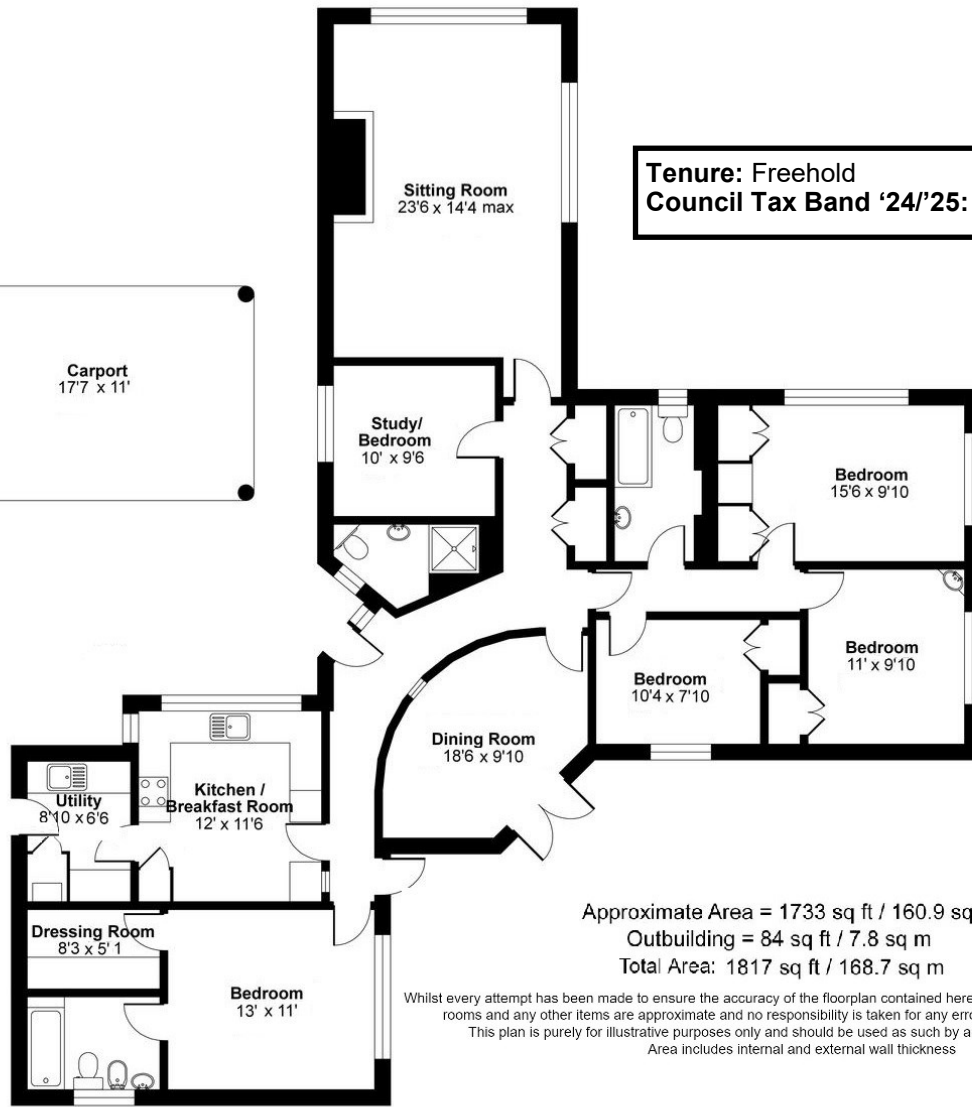
The property is positioned in a peaceful no through road on the edge of glorious open countryside, yet also incredibly convenient, being less than 5 miles from the centre of Bath. The property is positioned within a mile and a half of Limpley Stoke village with its historical pub being restored by the 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.







OUTBUILDING



GROUND FLOOR

Tenure: Freehold
Council Tax Band '24/25: 'G' - £3,511.75

Approximate Area = 1733 sq ft / 160.9 sq m
 Outbuilding = 84 sq ft / 7.8 sq m
 Total Area: 1817 sq ft / 168.7 sq m

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

