

# whiteley helyar



1,650 ft<sup>2</sup>



4 bedrooms



2 bathrooms



driveway parking  
for 2 cars with EV  
charging point

Guide Price                      £850,000

Rock Cottage, Rosemary Lane, Freshford, Bath, BA2 7UF

A stylish and versatile end of terrace house with generous gardens and off street parking positioned on the edge of this highly sought after village. This delightful property, extended and modernised in recent years, retains a number of wonderful features such as feature fireplaces, latched doors, exposed timbers and now beautifully combines charm and character with a stylish and modern twist.

## ACCOMMODATION

entrance porch  
entrance hall  
dining room  
kitchen  
utility room

sitting room with feature wood burner  
four bedrooms  
master bedroom benefitting from a wonderful walk in wardrobe  
shower room  
family bathroom

## EXTERNALLY

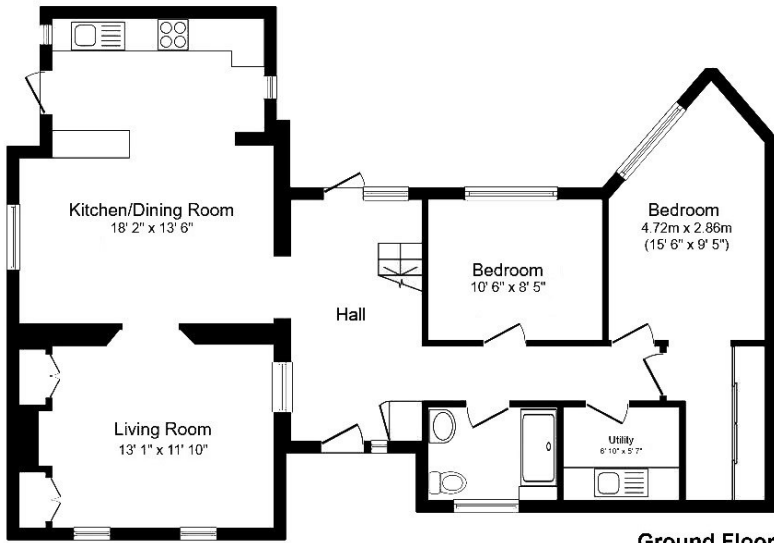
Arranged into a number of distinct areas; a cosy and ornate kitchen garden, an enclosed walled patio perfect for alfresco dining, raised terrace great for sunbathing and large lawned garden complete with a tucked away and well stocked vegetable garden. There is also a fabulous timber work shop/home office providing great storage space with separate study providing wonderful space to work from home.

## LOCATION

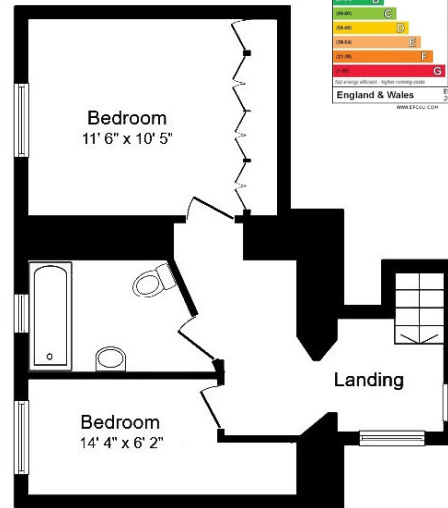
Rock Cottage occupies a special and peaceful position, standing on the edge of open countryside yet in the centre of this 'proper' village. It is close to the excellent Primary School, community shop/café, railway station and riverside pub, wonderful walks are available in the immediate vicinity, the centre of Bath is only 5 or so miles away whilst the various shops and amenities in the pretty town of Bradford-on-Avon are also nearby.







Ground Floor



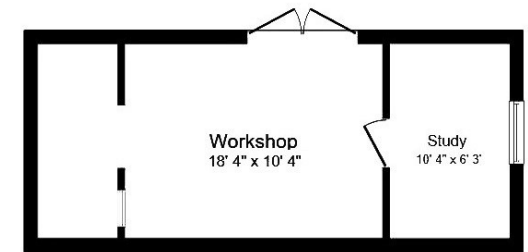
First Floor

Energy Efficiency Rating		Current	Potential
38.01	A		87
35.01	B		
32.01	C		
29.04	D		41
26.04	E		
23.08	F		
20.00	G		

England & Wales  
EU Directive 2002/91/EC  
www.epec.co.uk



**Tenure: Freehold**  
**Council Tax Band: 'E' £2,713.15pa**



Outbuilding

Total floor area 153.3 m<sup>2</sup> (1,650 sq.ft.) approx

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

