

# whiteley helyar



*1,831 ft<sup>2</sup>*



*3 bedrooms*



*2 bathrooms*



*double garage,  
car port &  
driveway parking*

Guide Price                      £1,000,000

The Orchard House, Midford Lane, Limpley Stoke, Bath, BA2 7GN



A fabulous contemporary detached single storey property created just 7 years ago by award-winning architects, Stonewood Design. This truly stunning property offers particularly stylish, light, bright and versatile accommodation, cleverly designed to give very low running costs and warm, easily maintained accommodation, taking full account of the lovely mature gardens that surround it.

## ACCOMMODATION

entrance hall/glazed atrium  
large open plan kitchen/dining/sitting room with fireplace and vaulted ceiling  
master bedroom with dressing room and en-suite bathroom  
further double bedroom and en-suite  
study/bedroom  
utility room  
boot room  
cloakroom  
high quality double glazing  
underfloor heating

## EXTERNALLY

Set back from Midford Lane behind double gates, The Orchard House stands in lovely private enclosed gardens to front, sides and rear. With the house having been constructed in the grounds of an adjacent property, the gardens are mature, beautifully landscaped and contain some lovely old specimen trees, shrubs and ornamental bushes. There are numerous well stocked flower beds, a good sized lawn and various lovely seating areas, either to catch the sun or avoid it under shady trees. Ornamental fish pond, detached greenhouse, outside lighting and water tap. Parking is extensive, with a long gravelled driveway, a car port and double garage with storage above.

## LOCATION

Limpley Stoke is a wonderful and highly sought after place to live, being on the edge of glorious open countryside, yet so incredibly convenient as it is just over 4 miles from the centre of Bath (and served by buses) The property is well positioned within walking distance of the centre of Limpley Stoke village (with its historical pub being restored by the community) and also Freshford, which offers a variety of amenities including an excellent primary school, community run village shop, church, pub and Freshford Railway Station - with its regular trains to Bath ,Bradford on Avon and beyond.



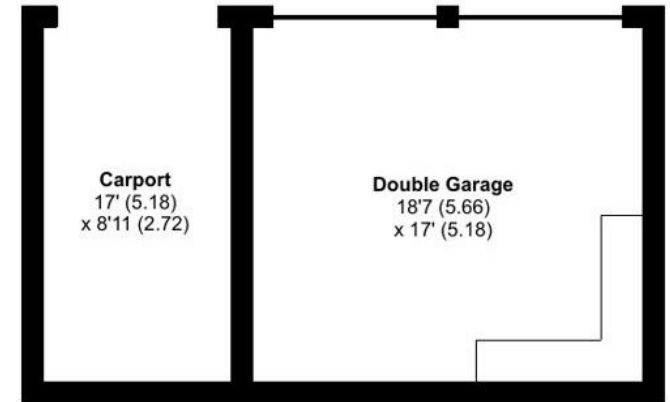
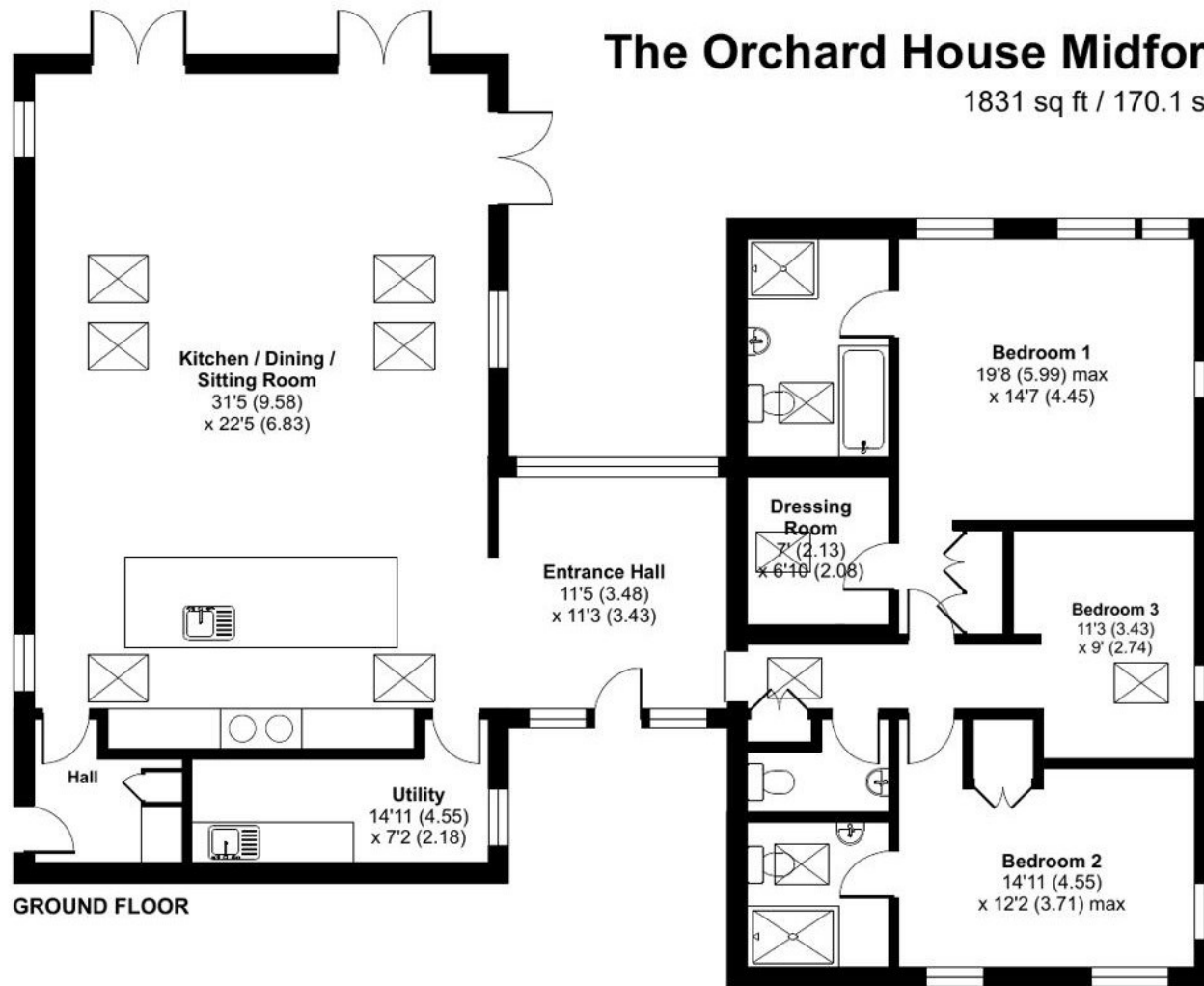






# The Orchard House Midford Lane, Limpley Stoke, Bath, BA2

1831 sq ft / 170.1 sq m For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small> <b>A</b> <small>(92+)</small> <b>B</b> <small>(81-91)</small> <b>C</b> <small>(69-80)</small> <b>D</b> <small>(55-68)</small> <b>E</b> <small>(39-54)</small> <b>F</b> <small>(21-38)</small> <b>G</b> <small>(1-20)</small> <small>Not energy efficient - higher running costs</small>		78	85
England & Wales		EU Directive 2002/91/EC	

**Tenure: Freehold**  
**Council Tax Band: 'F' £3,206.46**

