

# whiteley helyar



2,435 ft<sup>2</sup>



4 double  
bedrooms



2 bathrooms



double garage  
& parking for  
several vehicles

Guide Price                      £1,350,000

Dryleaze, Bath Road, Saltford, Bristol, BS31 3JT



A beautiful double-fronted detached farmhouse on a delightful mature plot of over 8 acres, with a private spring fed lake, pony paddock, outbuildings and long treelined driveway - remarkably just a short drive from the centre of Bath. This charming property offers great flexibility for both residential and commercial uses, subject to the relevant consents, and benefits from long established use as a dog daycare business.

**ACCOMMODATION**

entrance hall	double aspect snug/family room	cellar currently used as office space
dining room	breakfast room	triple aspect living room with wood burner
kitchen	utility room	four double bedrooms
conservatory	downstairs wc	en-suite shower and balcony to master bedroom

**EXTERNALLY**

Approached via a sweeping driveway, the house stands in stunning, well tended gardens of some 8.5 acres, offering an extensive range of flowers, shrubs, bushes, ornamental and fruit trees (apple, plum, pear and damson) – quite surprising for a property so close to Bath. The large terrace is perfect for entertaining and enjoying the fabulous aspect and outlook over the gardens which face principally south and adjoin Duchy of Cornwall farmland.

There is a wonderful well stocked spring-fed lake with a central ‘duck’ island, a young orchard comprising both eating and cider apple trees with a large timber outbuilding/stable providing great storage - or just space to make cider! The formal gardens are mainly lawn with a small stream with various bridged crossings running through. There are two further pony paddocks, one of which benefits from a spacious tractor shed and the other a large chicken coop. There is a summerhouse, detached double garage and driveway providing extensive parking for numerous vehicles.

**LOCATION**

Dryleaze is well located within the parish of Corston (with its post office/general store) close to The Globe pub and excellent Farm shop at Newton St Loe. Its most convenient position affords excellent access to a vast array of shops, amenities and transport links, with swift access by a frequent bus service to both Bath and Bristol along the A4. With the advantage of a pedestrian right of way over the fields to the centre of the village, there are fabulous walks through nearby Newton Park, as well as the picturesque countryside surrounding the River Avon Valley.



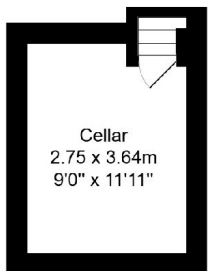




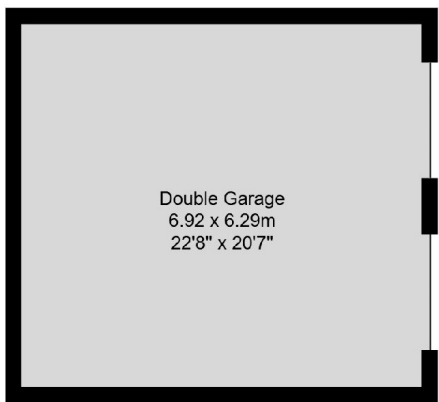




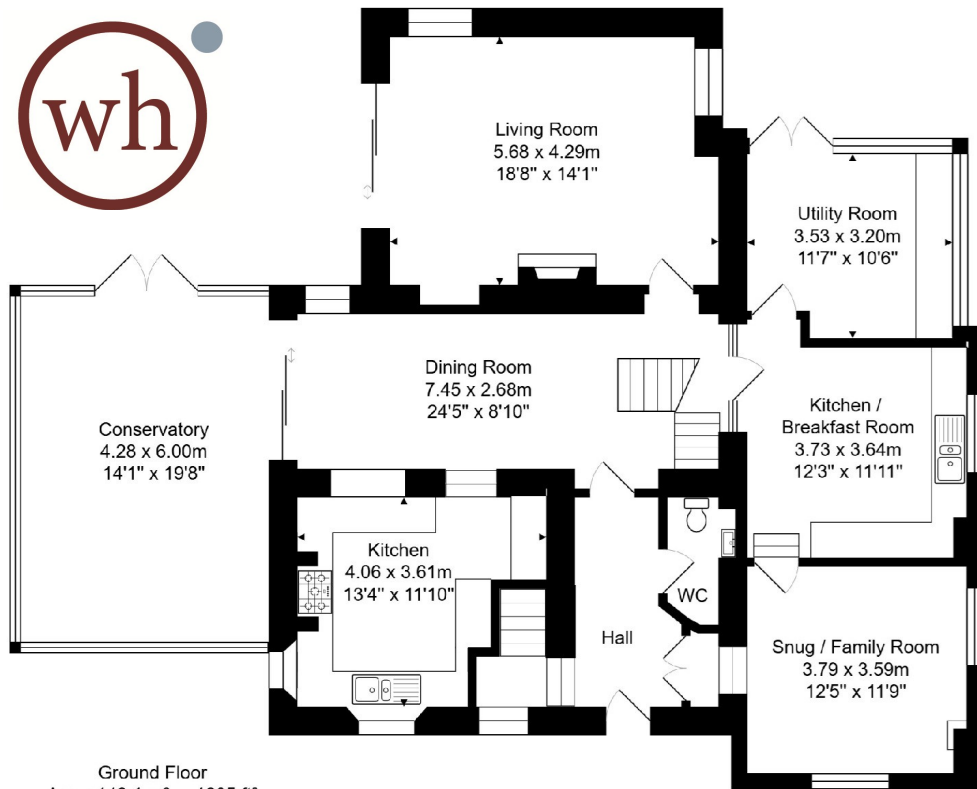
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		93
81-94	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F	61	
21-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



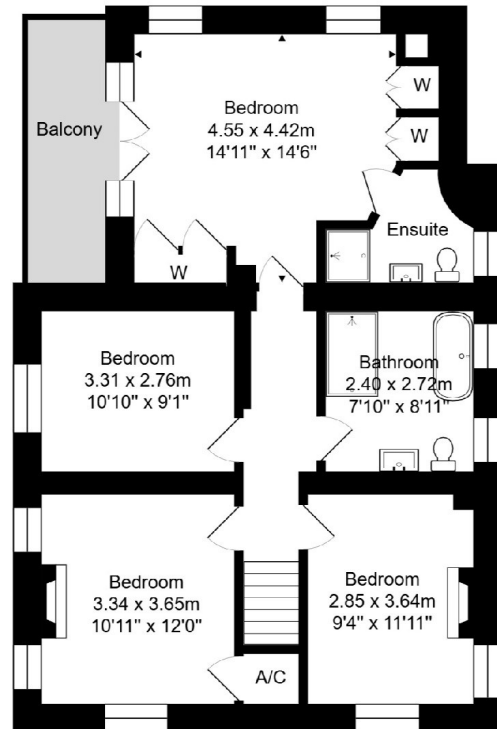
Cellar  
Area: 10.5 m<sup>2</sup> ... 113 ft<sup>2</sup>



Double Garage  
Area: 43.5 m<sup>2</sup> ... 468 ft<sup>2</sup>



Ground Floor  
Area: 149.1 m<sup>2</sup> ... 1605 ft<sup>2</sup>



First Floor  
Area: 77.0 m<sup>2</sup> ... 829 ft<sup>2</sup>

Total Area: 226.2 m<sup>2</sup> ... 2435 ft<sup>2</sup> (excluding balcony, cellar, double garage)

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

**Tenure:** Freehold  
**Council Tax:** 'G' = £3,801.17

