# whiteley helyar



2,240 ft ²

4 double bedrooms

3 bathrooms

driveway & double garage

Guide Price £1,000,000

1 Marchants Lane, Pipehouse, Freshford, Bath, BA2 7PN

A stylish double fronted detached house positioned in this highly sought after and peaceful hamlet on the southern side of Bath. This bright and spacious house offers over 2,000 square feet of beautifully presented accommodation along with a double integral garage offering great potential for a number of uses subject to the relevant consents.

## ACCOMMODATION

reception atrium

double aspect kitchen dining room

utility room

sitting room with bi-folding doors to garden

downstairs cloakroom

four double bedrooms

two en-suite shower rooms

family bathroom with double shower and bath

Integral double garage

## EXTERNALLY

There is a large block paved driveway to the front/side providing space for two vehicles and access to the double garage along with a small area of lawn planted with flowers and shrubs to borders. The rear garden offers a large patio providing great space for alfresco dining and entertaining with the remainder laid to an expanse of lawn edged by thoughtfully planted borders and enclosed by a delightful stone wall.
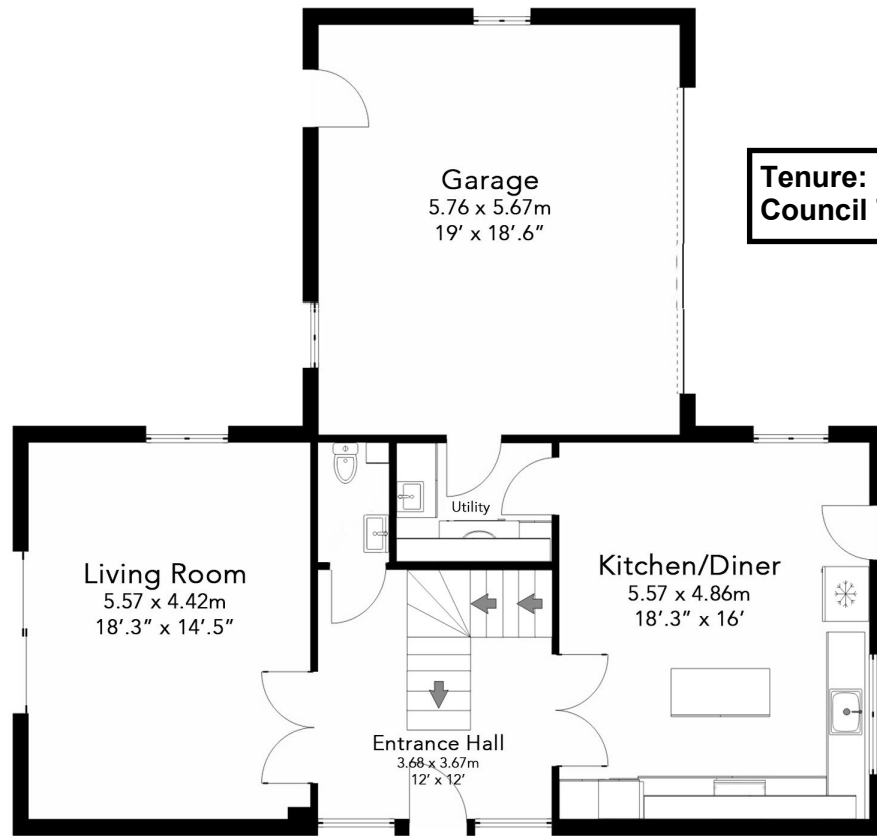
## LOCATION

1 Marchants Lane occupies a special and peaceful position, within easy reach of open countryside in the heart of Pipehouse - a very popular and convenient hamlet on the edge of the thriving village of Freshford (with its 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 (served by bus or train from Freshford halt), whilst the various shops and amenities in the pretty town of Bradford on Avon are also nearby.
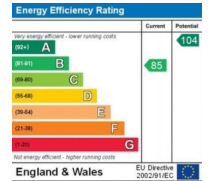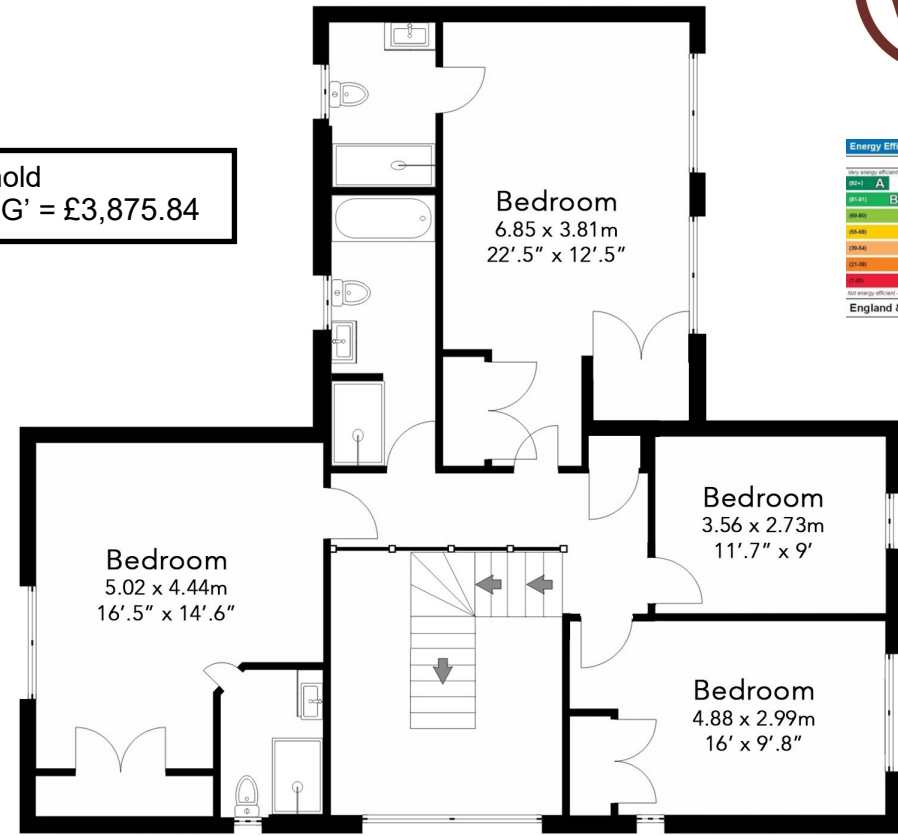
# Total Area (inc Garage) 204 sqm / 2240 sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being and accurate representation neither by the vendor nor their agent

**Tenure:** Freehold
**Council Tax:** 'G' = £3,875.84

## Ground Floor

**Garage**
5.76 x 5.67m
19' x 18'.6"

**Living Room**
5.57 x 4.42m
18'.3" x 14'.5"

Utility

**Kitchen/Diner**
5.57 x 4.86m
18'.3" x 16'

**Entrance Hall**
3.68 x 3.67m
12' x 12'

## First Floor

**Bedroom**
6.85 x 3.81m
22'.5" x 12'.5"

**Bedroom**
3.56 x 2.73m
11'.7" x 9'

**Bedroom**
5.02 x 4.44m
16'.5" x 14'.6"

**Bedroom**
4.88 x 2.99m
16' x 9'.8"

Energy Efficiency Rating

England & Wales    EU Directive 2002/91/EC

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