

whiteley helyar



1,957 ft²



4 bedrooms



2 bathrooms



*driveway
& carport*

Guide Price £875,000

37 Church Street, Bathford, Bath, BA1 7RR

A very charming detached period house of great character, standing in large gardens in the heart of this most sought after village. Not Listed and well presented, the house would now benefit from some updating but offers extensive and versatile accommodation with off road parking and fine open views.

ACCOMMODATION

4 double bedrooms
sitting room
dining room
gas fired heating

bathroom and further en-suite bathroom
25' living room
kitchen/breakfast room
period features

EXTERNALLY

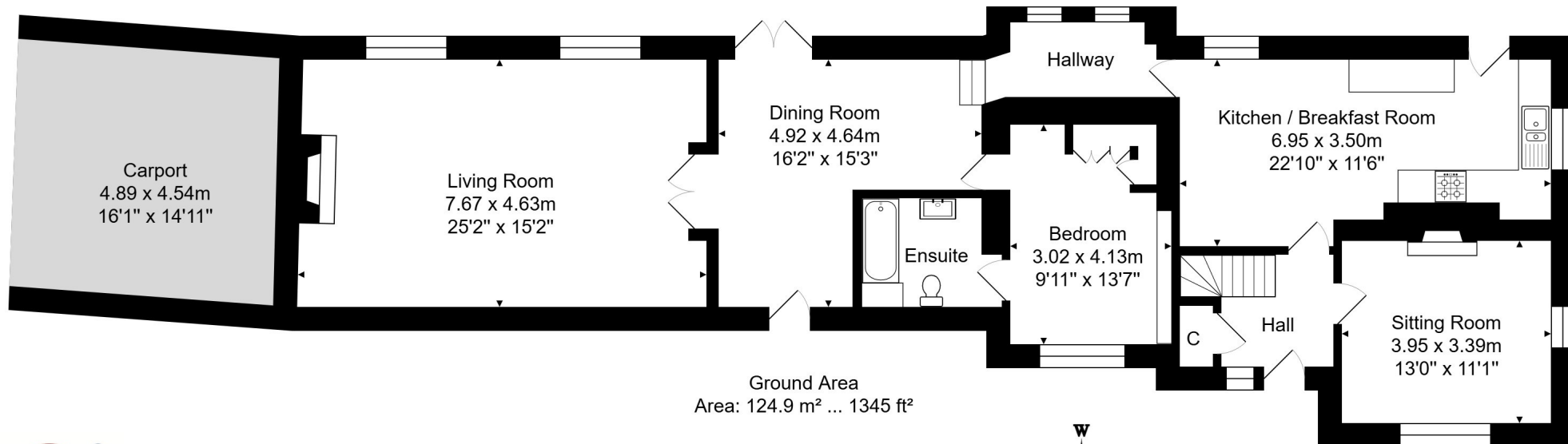
37 Church Street stands in large, beautiful, enclosed gardens. They are mostly laid to lawn with numerous shrubs, bushes and trees with various sitting areas to take in the super aspect and view. There is a gated former carriageway/drive which leads to an open fronted barn/carport - suitable perhaps for conversion into additional living accommodation.

LOCATION

The property stands at the church end of this very desirable road in the middle of Bathford. It is within easy walking distance of the various amenities in the village (including a community shop/cafe, hair salon, pub, parish rooms, frequent bus service, 'outstanding' primary school, children's playground, allotments, rugby and cricket clubs and a church). Wonderful walks are very close to hand - either in the nearby open countryside, along the river, or up in the woodland at Brown's Folly, yet the city centre is just 3½ miles away.







Total Area: 181.8 m² ... 1957 ft² (excluding carport)

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. www.epcassessments.co.uk

Tenure: Freehold
Council Tax Band: 'G' £3,252.15 24/25

