

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



6 MANOR FARM, SKINNERS HILL, CAMERTON, NEAR BATH, BA2 0PJ



6 MANOR FARM

CAMERTON, Nr. BATH, BA2 0PJ

Bath 8 miles, Bristol 13 miles, Frome 10 miles and Wells 13 miles

Summary

Exclusive and unique homes in beautifully landscaped grounds in a wonderful location on the edge of a quiet, very popular rural village. They enjoy sunny, south and west facing views to the bordering countryside.

Sold with Advantage Guarantee warranties.

Location

Camerton is a quiet rural village, without busy roads, surrounded by beautiful countryside, yet being within a short drive of the surrounding centres including Bath and Bristol. Manor Farm is approached from Skinners Hill with good quality residential properties to the east and north and open agricultural land to the south and west. The private drive leads through the grounds to a generous parking areas for residents and visitors. Close by is access to a vast network of footpaths through the surrounding countryside.

Economy and comfort

Key features

- 3.6 kW Photovoltaic Panels for each dwelling
- Air Source Heat Pumps for heating and hot water
- Significant energy cost savings
- Option of Battery Storage
- Superb energy performance

Enjoying a very quiet and tucked away position on the west side, this is a gem.

The front door opens into the hall which has a cloaks cupboard and a utility room. The large kitchen/living/dining room has lots of space with the kitchen working areas neatly placed along one wall. A great detail are the double French doors which open to a private terrace and give immediate access to the communal gardens beyond.

There are 2 double bedrooms, and the main bedroom has deep fitted wardrobes and an en suite shower room.

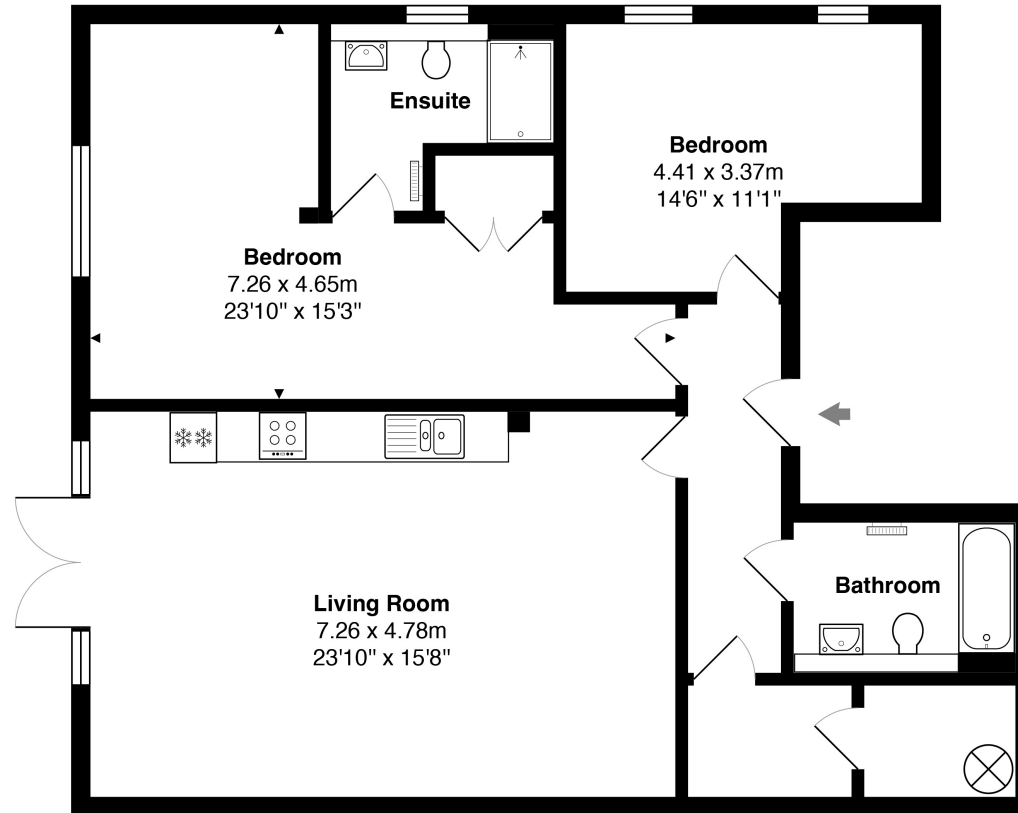
The second bedroom is a good size, and the separate bathroom has a bath.

Outside

Outside there is a private terrace which adjoins the communal gardens. Plus parking.



Flat 6 Manor Farm, Camerton



Area: 95.9 m² ... 1032 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

1 Priory Road, Wells, Somerset - Tel. 01749 670079 - info@roderickthomas.co.uk

