

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



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



7 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

This 2 bedroom apartment has a wonderful position with south and west views which have to be seen to be appreciated. It's on the first floor which is approached by a gently rising staircase and also a lift. The accommodation is luxurious with a well designed living area and bedrooms.

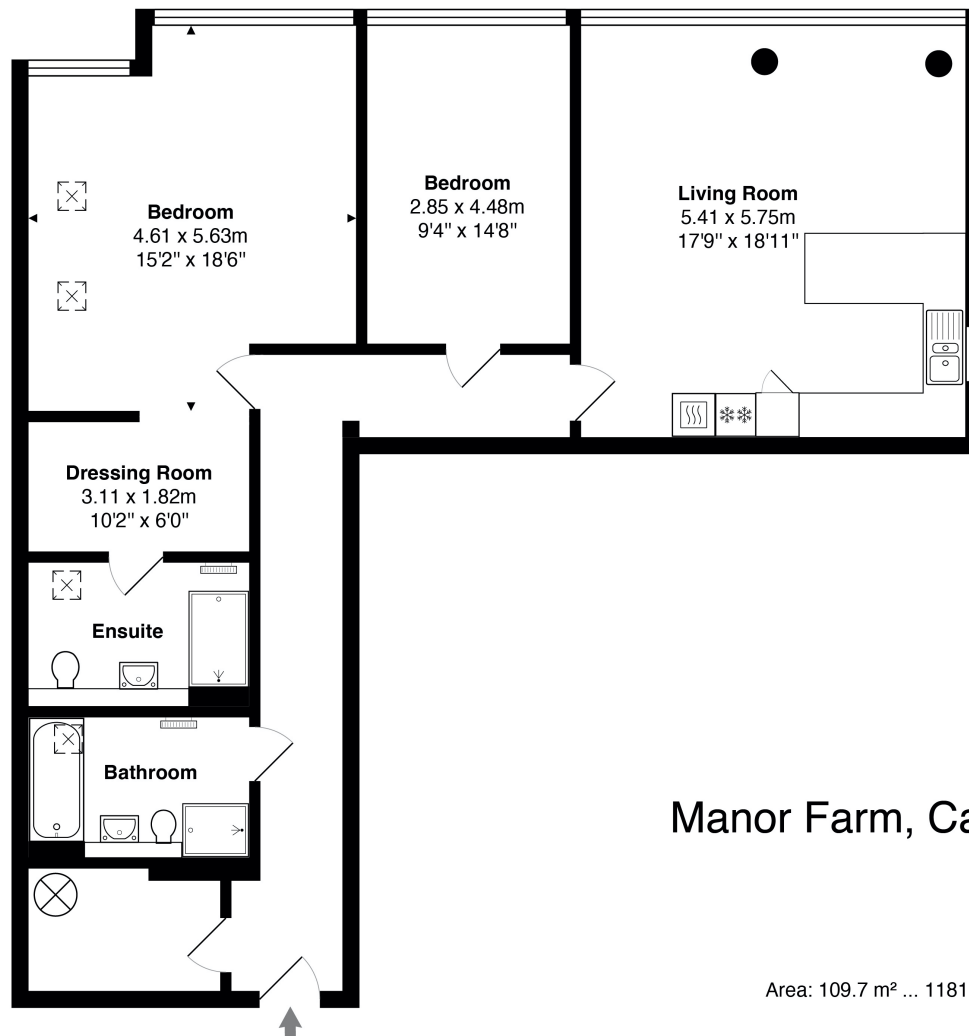
The entrance hall has a laundry/plant room and leads to the large open plan kitchen/dining/living room. This has huge windows, handsome kitchen units and excellent Bosch appliances including double oven, induction hob, extractor, fridge/freezer and dishwasher.

There are 2 bedrooms and the main bedroom has an en suite dressing room area leading to the well appointed en suite shower room. The family bathroom is also well appointed and has a bath and a shower.

Outside

The property has the benefit of parking and the delightful communal gardens which it overlooks.





Manor Farm, Camerton

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.

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