

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



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



**2 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

A charming single storey barn conversion with exceptional accommodation and a great south facing position overlooking its garden. In addition, it has a good size rear garden. The front door opens into a hallway. Ahead is a cloakroom and to the right, a door opens to the sitting room. This is a bright, versatile space that can be configured as suits. It flows, seamlessly into the kitchen which has fitted units and appliances including a fridge freezer, double oven, hob, extractor and dishwasher. There is also a utility room and a window over the sink in the kitchen looks out over the rear garden. An exterior door from the kitchen provides access to the rear.

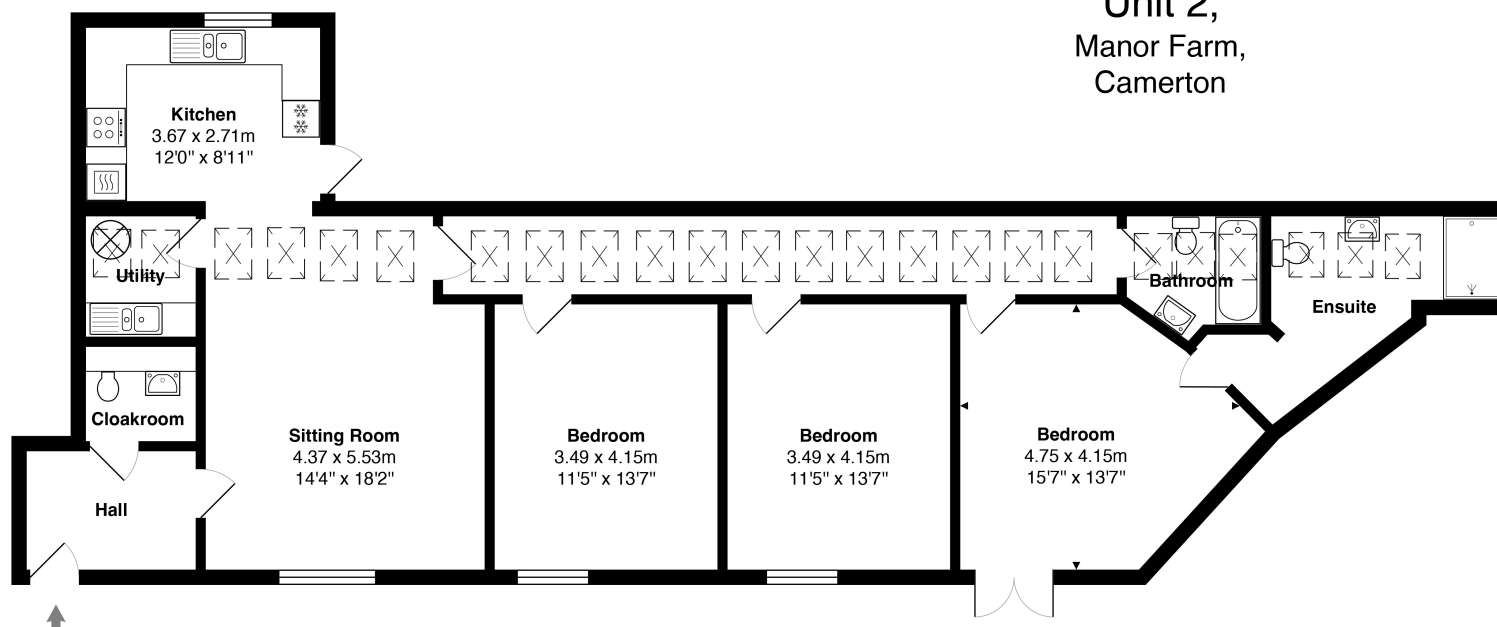
A very attractive, inner hall leads to the bedrooms, this has a row of south facing roof lights which throw sunlight throughout the rooms.

There are 3 bedrooms and a family bathroom. The main bedroom has an en suite shower room. Much of the accommodation has wonderfully high ceilings with some exposed beams.

The property has a good size front garden and this includes 2 private parking spaces. A big advantage of No. 2 is its rear garden.



**Unit 2,
Manor Farm,
Camerton**



Approximate gross internal floor area of main building - 120 m² / 1,291 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

