

whiteley helyar



1,670 *ft*²



three/four bedrooms



two bathrooms



*garage, carport &
driveway parking*

Guide Price £700,000

12 Lower Stoke, Limpley Stoke, Bath, BA2 7FT



A beautifully presented three/four bedroom detached house on an attractive plot of just over a third of an acre in this sought after village on the southern fringes of Bath. This already extended property offers bright, spacious and versatile accommodation arranged over two floors as well as great potential to extend further subject to the relevant consents.

ACCOMMODATION

- entrance hall
- double aspect sitting/dining room
- kitchen breakfast room
- family room/bedroom four
- remodelled family bathroom
- three further double bedrooms
- gas central heating system
- double glazed windows

EXTERNALLY

The property enjoys a wonderful elevated plot of just over a third of an acre, with a generous area of lawn planted with an array of small trees and bushes to boundaries. There is a spacious patio to the side/rear of the property perfect for entertaining and alfresco dining whilst enjoying the wonderful view. To the front of the property is a driveway providing space to park two to three vehicles as well as access to the detached garage and carport.

LOCATION

The property is positioned on a tucked away private road in the picturesque village of Limpley Stoke with its quaint pub owned and run by the village and historic hotel, just 4 miles south of Bath city centre. It has fantastic views across the Limpley Stoke valley and is well placed for wonderful country walks along the river and the Kennet & Avon Canal. The neighbouring village of Freshford, less than a mile away, offers excellent local amenities including a community shop, Post Office and Café. Freshford Pre-School and Freshford Primary school have Outstanding and Good Ofsted ratings and the local train station provides easy access to Bath and Bristol.







Tenure: Freehold
Council Tax Band: 'F' = 3551.70 26/27

