



50 Single Hill, Shoscombe, Bath, BA2 8LZ

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An attractive two-bedroom stone-built cottage, set in an idyllic rural location with beautiful far-reaching views, benefiting from off-street parking, a garage and gardens to the front and rear.

Two bedrooms | Sunroom | Living room | Spacious kitchen | Downstairs bathroom | Loft room | Countryside views | Detached garage and off-street parking | Front and rear gardens | No onward chain

Situation

Single Hill enjoys a beautiful rural setting amidst the rolling Somerset countryside, conveniently positioned between the historic World Heritage City of Bath and the fashionable market town of Frome, renowned for its charming, cobbled streets and vibrant independent scene.

The village of Shoscombe has a strong and active community, with a popular local pub, The Apple Tree, a cricket club and a calendar of well-attended annual events. The surrounding area is particularly appealing for those seeking a country lifestyle, with a wealth of local suppliers offering organic produce, meat and fruit, together with several riding centres within easy reach.

The neighbouring villages of Wellow, Faulkland, Hemington and Stoney Littleton offer a good range of amenities, including village pubs, primary schools, playgroups and local shops. The exclusive Babington House Private Members' Club, Hotel and Spa is also just a short drive away.

Description

The ground floor opens with a sunroom to the front, a bright and versatile space perfect for relaxing or as a casual dining area. This leads through to a generous living room, offering comfortable proportions for everyday family life and entertaining. Beyond this sits a well-sized kitchen, offering plenty of scope for a range of units and appliances along with space for further dining if required.

Upstairs, the first floor comprises two well-proportioned double bedrooms. Bedroom one offers excellent proportions at over 13ft in length, while bedroom two provides equally comfortable space, both benefiting from good natural light.

Rising to the second floor, a loft room completes the accommodation, offering a peaceful retreat away from the main living areas — ideal as a guest room, further double bedroom, or home office.



Outside

To the front, the garden features raised flower beds filled with an array of shrubs and plants, complemented by two ornamental ponds. A gravel path leads through a picket fence and gate to a charming sun terrace.

To the rear, the garden offers a gravel path meandering through flower borders stocked with shrubs and plants, along with an arbor and a paved patio — perfect for outdoor relaxation and entertaining.

The garage features a metal up-and-over door, with power, lighting, and an outside tap. Eaves storage is accessible via a personal door in the front garden, and additional off-street parking is available to the front of the garage.

Agents Note

Neighbouring properties have a right of way across both the front and rear gardens. Some of the images used in the marketing material have been digitally staged.

General Information

Council tax band - C

Tenure - Freehold

Services - Electric storage heating. Mains water. Mains drainage.

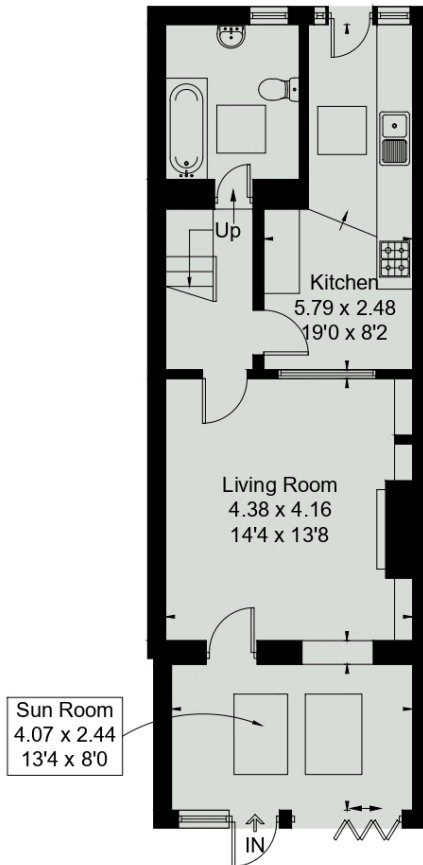
EPC - 35 (F)



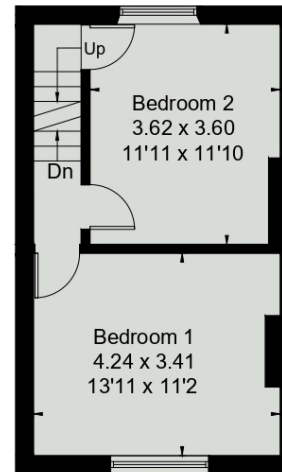
Approximate Floor Area = 125.58 sq m / 1352 sq ft



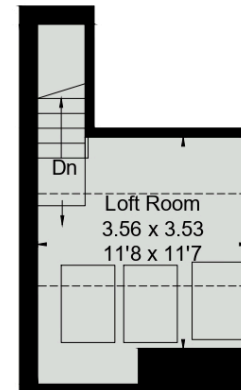
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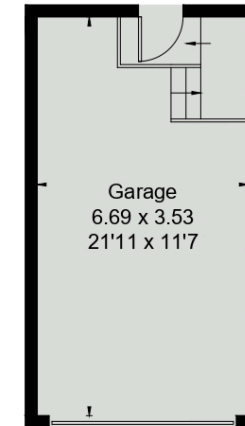
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)



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