

whiteley helyar



1,580 ft²



3 double bedrooms



bathroom



garage & off street
parking for
three vehicles

Guide Price £850,000

61 Murhill, Limpley Stoke, Bath, BA2 7FG

A charming and beautifully presented detached family home with woodland and wonderful terraced gardens enjoying stunning views over the Limpley Stoke valley and beyond. This delightful house offers a number of delightful features such as exposed stonework, exposed timbers and benefits from current planning permission to extend further if required.

ACCOMMODATION

entrance hall	three double bedrooms
cloakroom	family bathroom with bath and shower cubicle
26ft kitchen dining room	loft storage with two Velux windows
large sitting family room	detached garage

EXTERNALLY

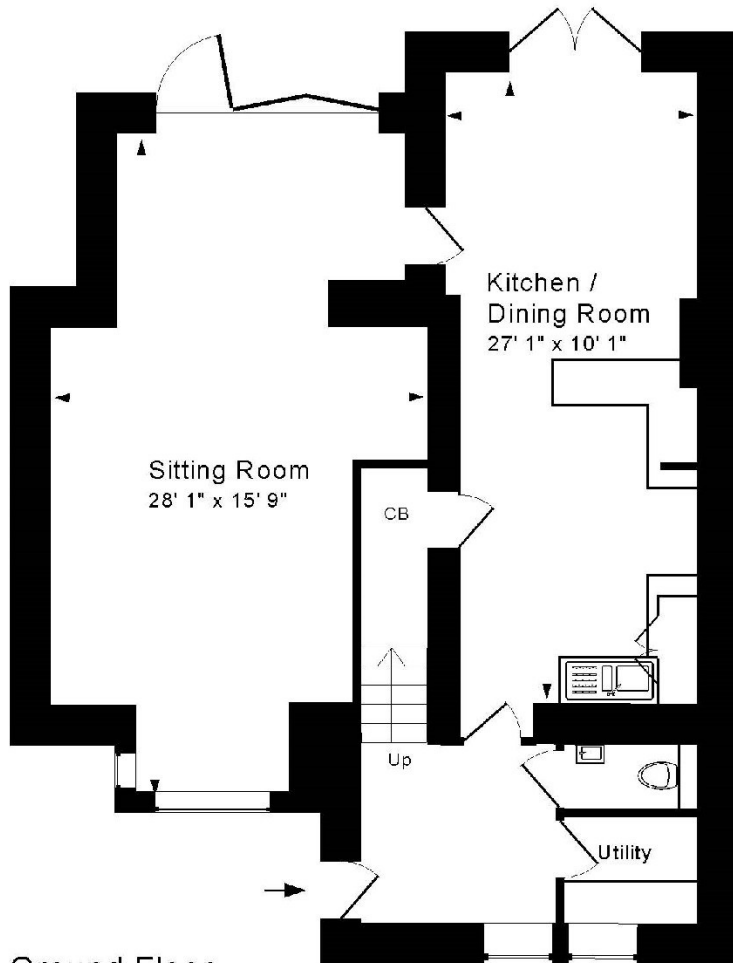
The property benefits from a detached garage and off street parking for three vehicles to the front along with a generous portion of the adjacent woodland. The fabulous south-facing rear garden has been landscaped creating a fabulous terrace ideal for entertaining and alfresco dining whilst taking in the wonderful view, with a lower terrace providing great space for reclining and relaxing. The lower lawn has been levelled to cater for the footballers in the family with a secluded corner also providing space for a trampoline. Planning consent includes permitted development for a garden office.

LOCATION

Surrounded by wonderful open countryside and woodland, Murhill occupies a fine semi-rural position on the desirable south eastern outskirts of the city, and enjoys a fabulous sunny aspect throughout the day. Bath (approximately four miles away) and the historical town of Bradford-On-Avon (approximately two miles away) are both within easy driving distance with a regular bus service, and the train service from Avoncliff is walkable in 15 minutes. Murhill is well served by excellent primary schools in Winsley and Freshford, and there is good choice for secondary schools in nearby Bradford-on-Avon and Bath. Amenities in Winsley also include the popular Seven Stars pub and farm shop and café at Hartley Farm.



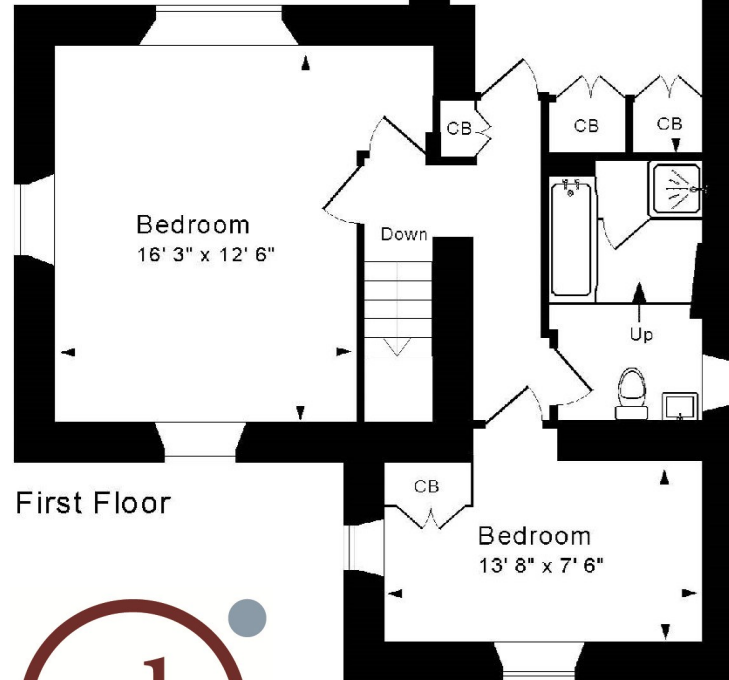




Ground Floor

Approx. Gross Internal Floor Area 1,580 Sq. Ft. / 147 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Tenure Freehold
Council Tax band 'F' = £2941.67 26/27

