



12 Staples Hill
Freshford, Bath, BA2 7WL

An extended two-bedroom cottage positioned on the edge of the highly sought-after village of Freshford. This charming home offers a spacious sitting room with a wood-burning stove, a well-appointed kitchen, two first-floor bedrooms, and a generous four-piece bathroom on the ground floor. Outside, the property benefits from driveway parking and a sizeable garden located opposite the house. Two versatile outbuildings - currently used as a workshop and for storage - provide excellent potential for conversion into a garden office, enjoying lovely views over the surrounding fields. With breathtaking countryside on the doorstep and village amenities including a train station, primary school, and the popular community shop and cafe all within walking distance, this delightful cottage represents a rare opportunity. Ideal as a second home or for those wishing to downsize, it is a truly appealing home in a desirable village - one not to be missed.

Desirable Village Location
Period Property
Two Bedrooms
Sitting Room With Wood Burning Stove
Kitchen
Four Piece Bathroom Suite
Generous Garden With Outbuildings
Driveway
Solar Panels
Vendor Suited
£425,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Sitting Room

5.63m (18'6") x 3.92m (12'10")

Wooden double glazed window to front with window seat, feature fireplace with multifuel stove, built-in cupboard and shelving, spiral staircase to first floor.

Kitchen

3.60m (11'10") x 1.83m (6')

Two wooden double glazed windows to sides, fitted with matching base units, 1+1/2 bowl stainless steel sink, integrated fridge, four ring electric hob, fitted electric oven, radiator, electric under floor heating.

Utility

1.83m (6') x 0.77m (2'6")

Wooden double glazed window to side, plumbing for washing machine, space for countertop freezer, radiator, electric under floor heating.

Bathroom

3.62m (11'11") max x 1.83m (6') max

Wooden obscure double glazed window to side, wooden double glazed Velux window, four piece suite comprising bath, shower enclosure, wash hand basin with storage under and close coupled WC, two heated towel rails, electric under floor heating.

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder, loft hatch.

Bedroom 1

3.99m (13'1") max x 3.24m (10'8") max

Two wooden double glazed windows to front and one to side, feature fireplace.

Bedroom 2

2.30m (7'6") x 2.30m (7'6")

Two wooden double glazed windows to front, cupboard.

EXTERNALLY

The separate enclosed garden is situated opposite the house and mainly laid to lawn with patio area, a variety of plants, trees and shrubs, and two outbuildings with power and light connected.

Council Tax:

Band C - £2,067.11 (April 2025 - March 2026 financial year).

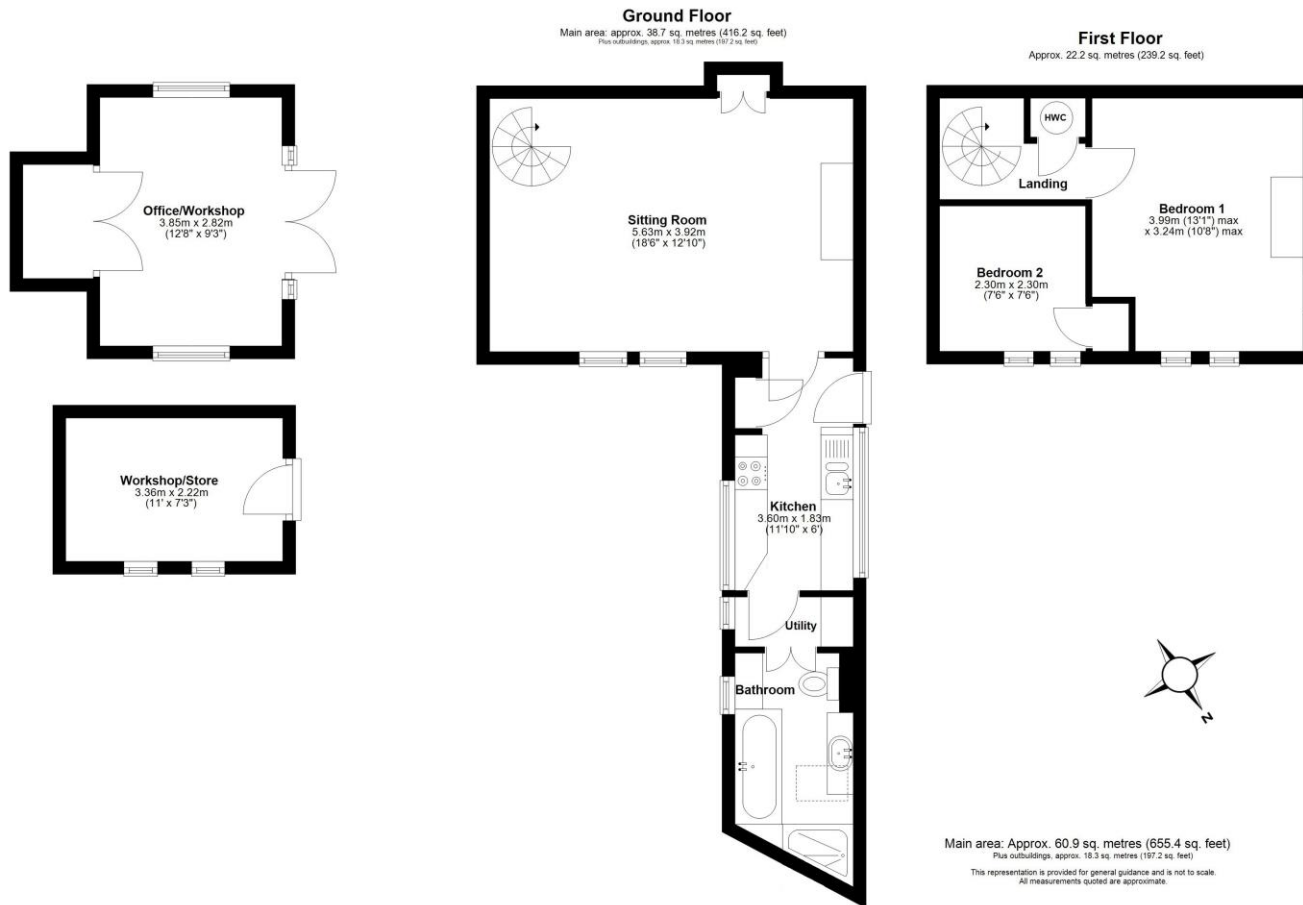
Tenure:

Freehold.

Directions: Leave Bradford on Avon via the B3109 Frome Road and take the first turning on the right towards Westwood. Turn right at the next junction and continue through the village of Westwood. As you leave the village, follow the road around to the right, passing Iford on your left. Continue along the road, where number 12 will be found on the left-hand side, on the corner.

What3words: ///solo.many.forced





Viewing: Strictly by appointment through the agent Kingstons.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		