



Church Cottage, Church Lane, Timsbury, Bath, BA2 0LF

Offers In Region Of £350,000

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

📞 07595 898 050

Church Cottage, Church Lane, Timsbury, Bath, BA2 0LF

Church Cottage is a charming characterful home dating back to 1780. Tucked away along Church lane next to Saint Marys Church to which it owns its namesake. This home has a lovely feel and a great layout. Especially of note is the living room with a large inglenook fireplace, you can walk into! The kitchen/dining room is well equipped and even a downstairs cloakroom has been added. The first floor provides two double bedrooms and a bathroom.

Externally are two rear gardens, southerly facing separated by a shared pathway to just two other cottages to the left. The gardens are matured, cottage style, absolutely wonderful to sit within and also potter away to your hearts content. Vegetable growing, flowers, fruits and even make your own wine with the grapes!

To the front garden is a gravel area which we feel you can park a small car and maybe add an EV point if needed.

Quote Reference NF0664 To Arrange A Viewing





Kitchen/Dining Room

3.99m x 3.76m (13'1" x 12'4")

Wooden door and double glazed window to the front aspect, opening to the rear lobby to the rear aspect, consumer unit, radiator and tiled flooring. There is a range of wall and base units with tiled splash back and laminate work surfaces and a ceramic twin Belfast sink with a mixer tap over. There is a range of appliances including a fitted double oven, five ring gas hob with an extractor hood over, twin fridges and space for a washing machine.

Lobby

1.16m x 1.16m (3'9" x 3'9")

Double glazed door to the rear aspect and tiled flooring.

Cloakroom

1.61m x 0.74m (5'3" x 2'5")

Obscure double glaze window to the rear aspect and tiled flooring. There is a two piece white suite comprising of a wall mounted wash hand basin and a low level WC.





Living Room

4.83m x 3.12m (15'10" x 10'2")

Double glazed French doors and windows to the rear aspect, wooden beam ceiling, turning staircase behind a wooden door leading to the first floor with an under stairs storage cupboard. There is a large inglenook fireplace with a brick hearth, inset wooden beam, log burner and recess where a bread oven would of been, four wall mounted lights, radiator, television and telephone socket.

Landing

Accessed via a turning staircase with light and fitted shelving.

Bedroom One

3.56m x 3.37m (11'8" x 11'0")



Bedroom Two

4.22m x 2.81m (13'10" x 9'2")

Double glazed windows to the rear and side aspects, fireplace with a stone surround and two radiators.

Bathroom

2.86m x 1.64m (9'4" x 5'4")

Obscure double glazed window to the front aspect, recessed spot lights, partially tiled walls, shaving socket, built in cupboard housing the wall mounted Worcester combination boiler, radiator, heated towel radiator and cork tiled flooring. There is a three piece suite comprising of a bath with a Mira mixer shower over, pedestal wash hand basin and a low level WC.



Lower Rear Garden

7.27m x 0m (23'10" x 0'0")

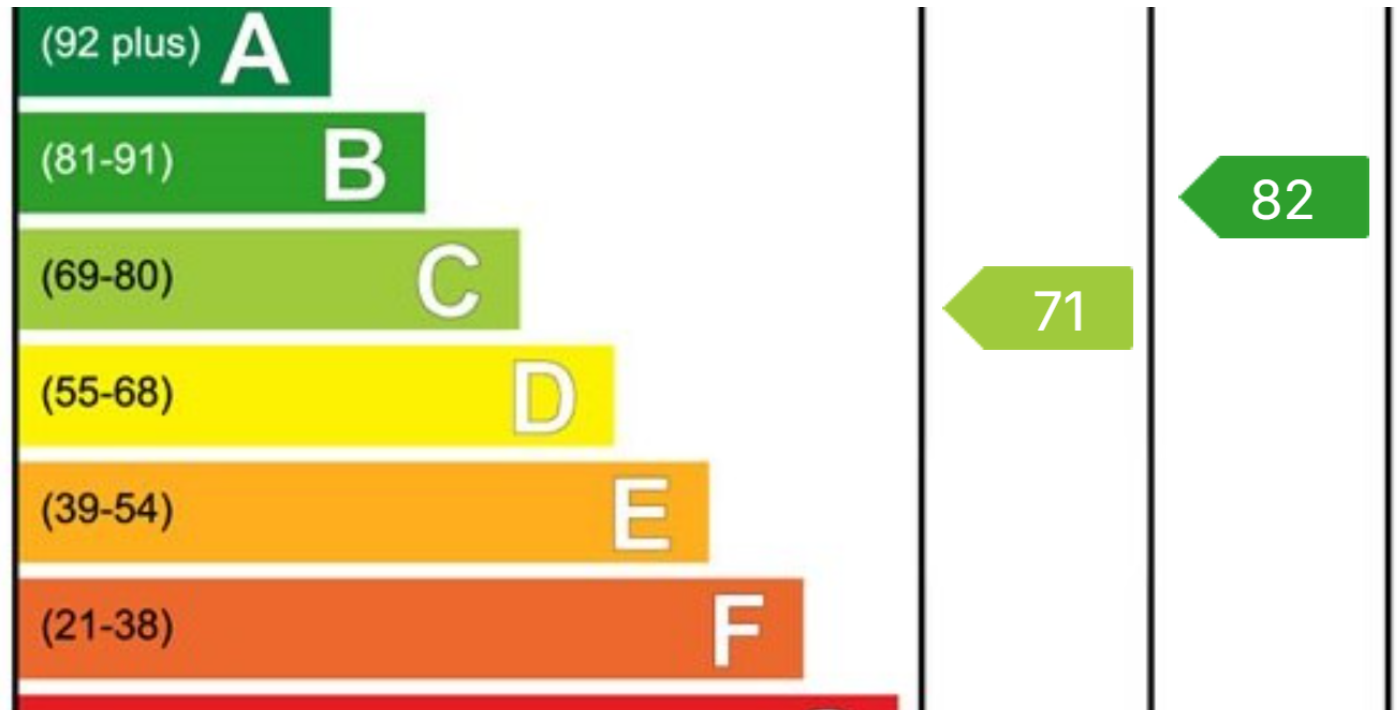
Southerly facing and accussed across the footpath from the upper rear garden, has hedge and fence boundaries, with a flag stone pathway leading through. The upper part is a vegetable garden with lawn area in the middle and patio area at the end. A wooden shed measuring 10ft x 8ft at the end. The garden has a wonderful collection of flowers, shrubs, fruits, vegetables and a large laburnum tree amongst other plants. A true cottage garden.

Agents Notes

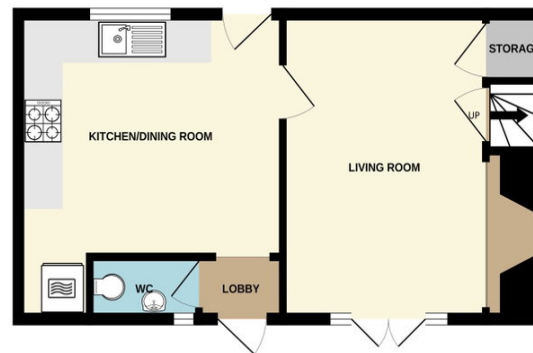
Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit.







GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 797sq.ft. (74.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



eXp World UK Ltd is a registered company at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Registered company number is 12016573. VAT Registration Number is 327 4120 29