



- A mature detached property enjoying a private rural plot of approx. 2/3 acre
- Lounge with feature fireplace and large cast iron log burner
- Spacious kitchen dining room with French doors onto garden
- Three bedrooms and luxury bathroom of first floor
- Detached double garage and well established landscaped grounds
- Bath city centre 8 miles & Bristol 11 miles. New roof recently fitted



'The location and gardens which surround this attractive and pretty cottage are a real delight and would make a superb haven for a growing family given the outdoor space on offer!

Occupying a beautiful leafy plot measuring approximately 2/3rds of an acre, this three-bedroom detached cottage is packed full of charm and character and is surrounded by mature, well tended gardens. The cottage itself has a lovely, homely feel and offers a welcoming entrance hallway, cosy lounge with feature log burning fire with chimney cavity lined by 'Cico' and a nice size kitchen/dining room with bespoke solid wood units and granite surfaces. On the first floor there are three double bedrooms all with a pleasant aspect across the gardens and a modern and well fitted shower room. The property has recently been fitted with a new roof and has LPG gas and is double glazed. Externally the property has so much to offer, as you approach the property there is a brick paved driveway then passes the front facade of the property which is lined by wisteria and flower borders. There is a large, private front garden with seating area and mature hedging to the boundary. As you pass the double garage there is a further seating area and then onto an expansive rear garden that would be the perfect haven for growing families being quiet, safe and secure. There is a well stocked vegetable patch, fruit trees and a solid Teak bench to the top end of the garden. The double garage is also a large space with power sockets, strip light and water supply, and could also be adapted further subject to the necessary permissions being granted.

Mearns is a peaceful and rural hamlet situated between High Littleton & Timsbury and easily accessible of both A37 & A39 for those needing to commute. The property is surrounded by open countryside with very few neighbours around and has a choice of public footpaths for those keen to explore.

Tenure: Freehold. **Council Tax Band:** D.



GROUND FLOOR

APPROX. 52.7 SQ. METRES (567.0 SQ. FEET)



OUTBUILDING

APPROX. 40.4 SQ. METRES (434.6 SQ. FEET)



FIRST FLOOR

APPROX. 49.0 SQ. METRES (527.1 SQ. FEET)



TOTAL AREA: APPROX. 142.0 SQ. METRES (1528.7 SQ. FEET)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove **Zoopla**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.