



Valley View, Withy Mills, Bristol, BS39 7PT

Offers In Region Of £750,000

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Quote Reference NF0664 To Arrange Your Viewing

Valley View is a rare opportunity to purchase a unique detached house settled within approximately half an acre of grounds, located down a small track with the valleys between Radford and Timsbury, close to the City of Bath.

This home also has two large outbuildings which offer scope to add more accommodation or simply to store cars and handle projects. The gardens roll out on all side of the property with a tree line surround, The driveway has an entrance and exit via two steps of five bar gates. Here you can enjoy peace and quiet yet you are within minutes of Cities and towns.

The property is available to purchase without an onward chain.





Entrance Hall

4.08m x 2.69m widening to 4.69M
max(13'4" x 8'9")

Double glazed door and window to the front aspect, smoke alarm, alarm panel, radiator, telephone point, stairs leading to the first floor with an under stairs cupboard housing the consumer units and meters.

Living Room

5.81m x 3.64m (19'0" x 11'11")

Double glazed French doors to the front aspect with double glazed windows to the front and side aspects, open fire place with granite hearth and surround, radiator and a television aerial.

Kitchen Dining Room

7.23m x 3.62m (23'8" x 11'10")

Double glazed French doors to the rear aspect, passage doors to the Utility room and hallway, double glazed window to the rear aspect. The room is open with part being a dining area with a fireplace with marble surrounds and hearth, radiator, fitted shelving and cupboards.

The kitchen area has a range of wall and base units with granite work surfaces and tiled splash backs, inset sink with a mixer tap, integral double oven, electric hob with an extractor hood over, dishwasher and



space for an American style fridge/freezer.
Finished with tiled flooring.



Utility Room

3.07m x 2.71m (10'0" x 8'10")

Obscure double glazed door to the front aspect, double glazed windows to the front and side aspects, loft hatch, a range of wall and base units with laminate work tops, an stainless steel sink/drainers with a mixer tap over, spaces for a washing machine, tumble dryer and freezer, breakfast bar. There is a floor mounted Grant oil fired boiler with a linen cupboard above. There is also a radiator and tiled flooring.

Bathroom

3.01m x 1.79m (9'10" x 5'10")

Obscure double glazed window to the rear aspect, recessed spot lights, partially tiled walls, chrome towel radiator, and vinyl flooring. There is a four piece suite comprising off a



Bedroom Four

3.02m x 2.76m (9'10" x 9'0")

Double glazed window to the rear aspect with a radiator.

Landing

Loft hatch and an alarm panel.

Bedroom One

4.93m x 4.42m to wardrobes (16'2" x 14'6")

Double glazed dormer window to the rear aspect with a double glazed skylight window to the front aspect, radiator and a range of six door fitted wardrobes.



Ensuite

2.82m x 2.35m max (9'3" x 7'8")

Obscure double glazed dormer window to the front aspect, extractor fan, partially tiled walls, shaving socket, radiator and vinyl flooring. There is a three piece suite comprising of a shower cubicle with a mixer shower over, vanity unit with a wash hand basin and a low level WC.

Bedroom Two

6.04m max x 3.6m max (19'9" x 11'9")

Double glazed dormer windows to the front and rear aspects, radiator, two fitted wardrobe cupboards. There is a small kitchenette area with base units, laminate work top, stainless steel sink/drainers with mixer tap and space for a fridge.



Gardens

Surrounding the property and equates to approximately half an acre with a fence, hedge and tree border. The gardens are laid to lawn in the main with several sun terrace decked areas and a patio. There is a green house, two wooden sheds, one houses the oil tanker the other is for potting, an outside tap and light. At the front is large veranda area which is open to the front with a tiled roof and wooden beam frame. Measure approximately 8.80 metres wide and 5.60 metres deep an its maximum.

Cabin

9.15m x 4.97m (30'0" x 16'3")

This wooden framed with wooden barn doors and a double glazed door to the side with four double glazed windows to the front. Presently used to work on cars it has benches, shelving



Driveway

The drive way has a through passage from either end with two five bar wooden gates securing each side. The drive is laid to tarmac and there is a further parking area laid to shingle at the one end. You can park a good number of cars here.

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.
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EPC = E, Council Tax Band – F (£3,346.13 PA estimate) – Bath & Northeast Somerset,
Services - Mains electricity, Mains water,
Private sewerage, Oil Heating, Freehold





