

whiteley helyar



2,352 ft²



3 bedrooms



3 bathrooms



open-fronted
garage & driveway

Guide Price £1,100,000

Stonewalls, Dark Lane, Freshford, Bath, BA2 7TU

A well presented detached house in the heart of this highly sought after village, enjoying a lovely southerly aspect and views. Built of natural stone in the 1960's, the house has been thoughtfully extended to create light and bright, versatile accommodation with part of the accommodation lending itself to being used as a self-contained annexe for a great rental opportunity, to house a dependent relative or perhaps as an excellent home office.

ACCOMMODATION

3 double bedrooms
17'9 x 16'1 sitting room
dining room
utility room
gas fired heating

bathroom, shower room and en-suite
living room/snug
kitchen
large annexe/reception room with kitchen area
double glazing

EXTERNALLY

The gardens are delightful, being mostly on the southern and western sides. They are enclosed, very well tended and laid to lawn with numerous flower and herbaceous borders, mature shrubs, bushes and trees. There is a pond and various sitting areas, perfect for outdoor dining and to make the most of the fabulous aspect, sun or shade and views over the village. There is a open-fronted garage/car port with a store behind, together with a private parking area for additional vehicles.

LOCATION

Stonewalls occupies a rather special and position, standing peacefully in the centre of this most sought after village. The house is close to the excellent Primary School, the church, wonderful community shop/café, railway station and newly renovated riverside pub. Wonderful walks are available in the immediate beautiful countryside, the pretty town of Bradford-on-Avon are also nearby and the centre of Bath is only 5 or so miles away.





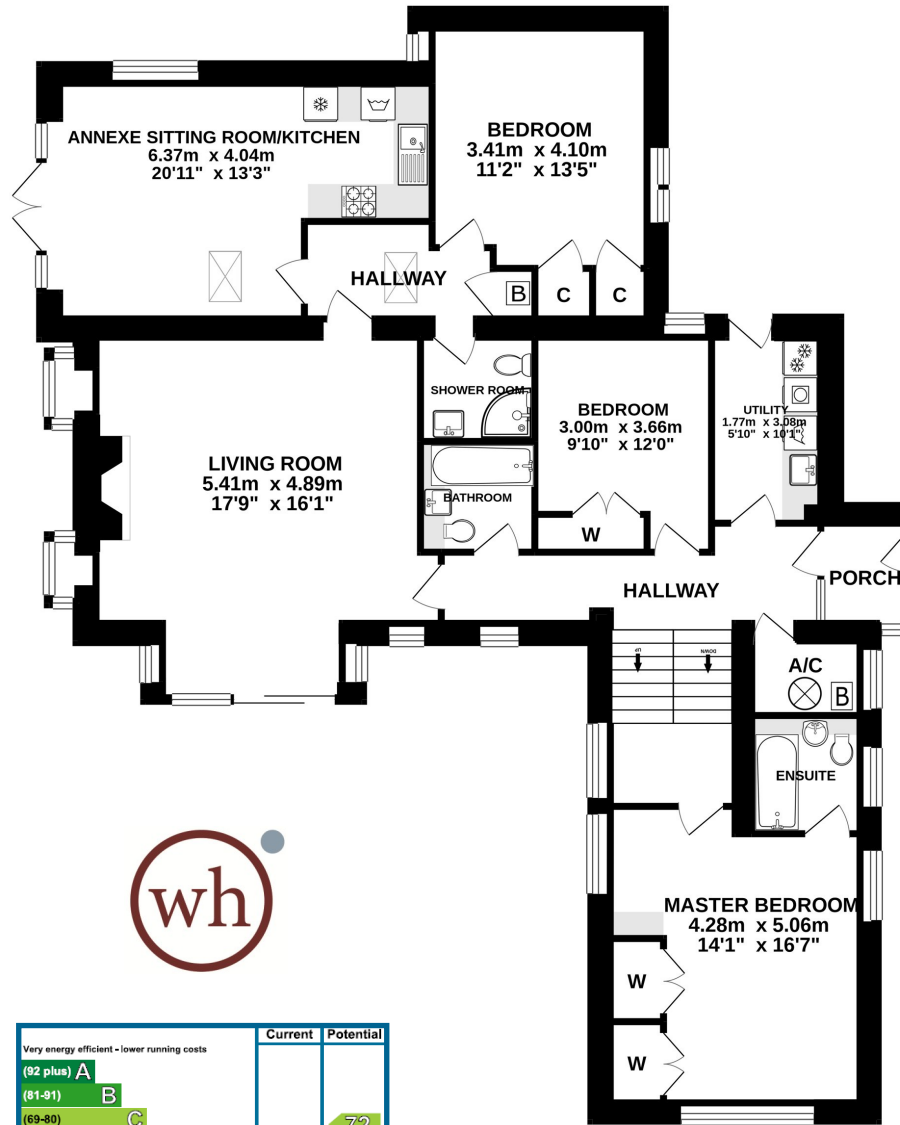
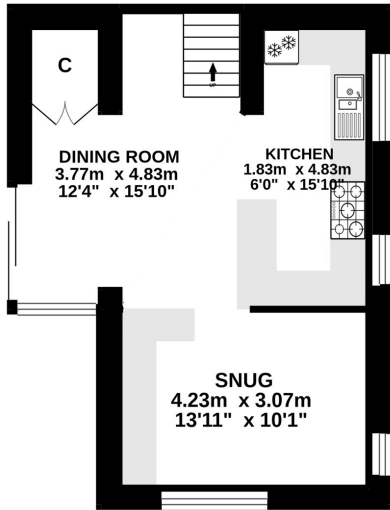
Tenure: Freehold
Council Tax Band: 'F' - £3,524.10 - (2026/2027)

ENTRANCE FLOOR
 169.4 sq. m. (1823 sq. ft.) approx.

TOTAL FLOOR AREA : 218.5 sq. m. (2352 sq. ft.) 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.
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LOWER GROUND FLOOR
 49.1 sq. m. (528 sq. ft.) approx.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

