

whiteley helyar



540 ft²



2 bedrooms



bathroom



on-street
parking

Guide Price £340,000

21 Lower Stoke, Limpley Stoke, BA2 7FR

A beautiful semi-detached character cottage, which has undergone an extensive renovation over the years, with attractive garden and lovely views over the valley. Located in this sought after and thriving village, the house offers wonderfully modern living in a charming period setting.

ACCOMMODATION

Sitting/dining room with feature fireplace
Modern fitted kitchen with glazed double doors to the garden

Two bedrooms, the smaller with a built-in cupboard
Contemporary bathroom

EXTERNALLY

A covered deck, accessed directly from the kitchen, provides an all-weather seating area from which you can enjoy those lovely views. The remainder of the garden is laid to gravel, with raised beds and various storage sheds, along with a small chicken coop.

LOCATION

The property is positioned in the picturesque village of Limply Stoke with its popular pub, owned and run by the village, and historic hotel, just 4 miles south of Bath city centre. It has fantastic views across the Limply Stoke valley and is well placed for wonderful country walks along the river and the Kennet & Avon Canal. The neighbouring village of Freshford, which is less than a mile away, offers excellent local amenities including a community shop, Post Office and Café, along with Freshford Pre-School & Primary School, whilst the local train station provides easy access to Bath and Bristol.

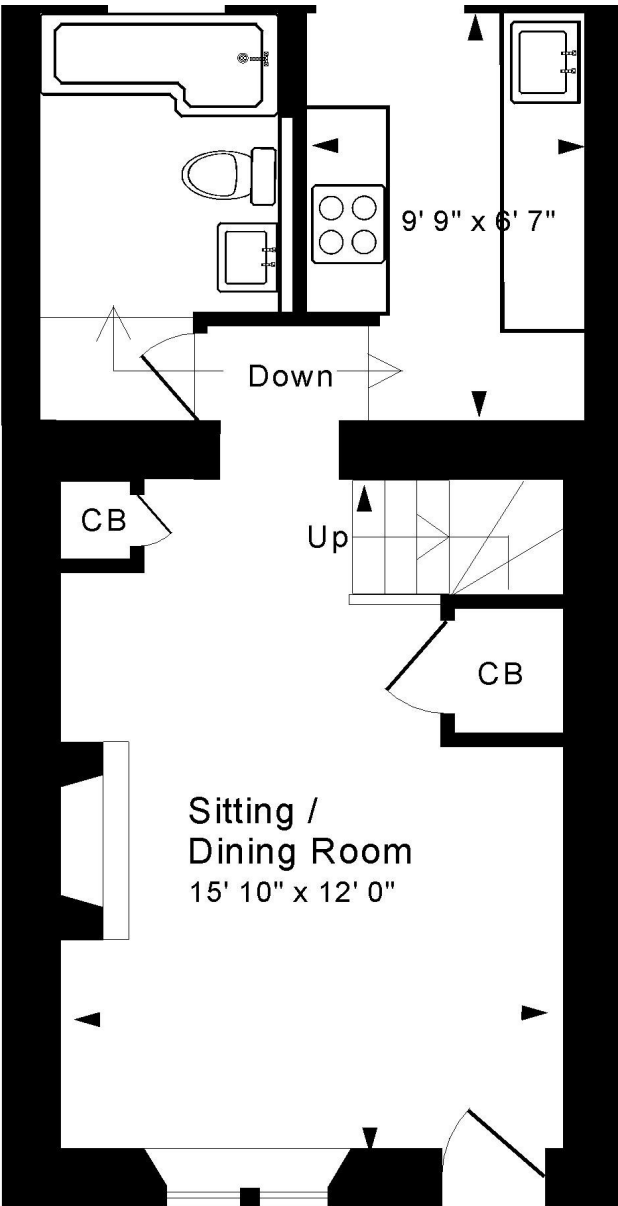
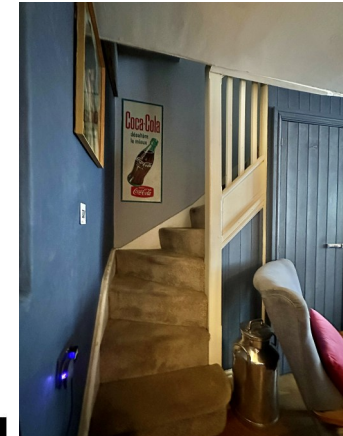




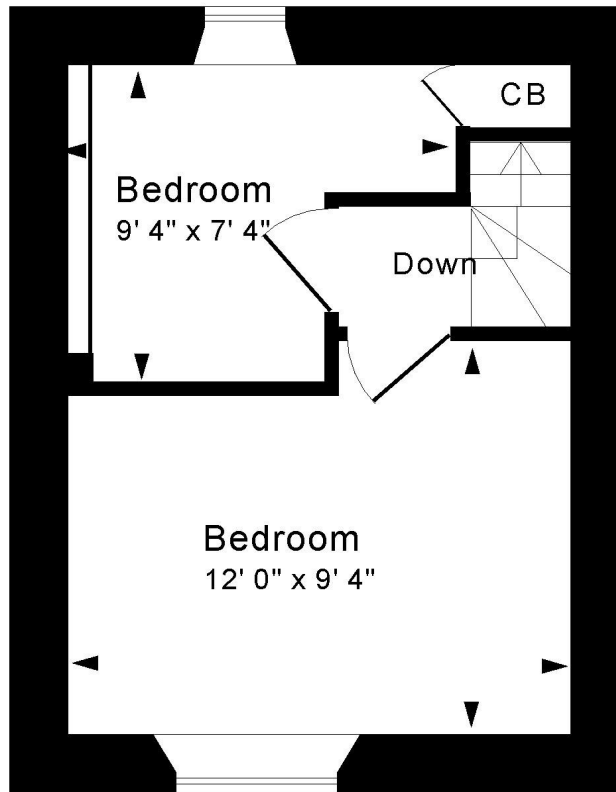


Tenure: Freehold
Council Tax Band: 'C' £2,185.66
(2026/2027)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	B9
(81-91)	B	
(69-80)	C	D6
(55-68)	D	
(39-54)	E	F3
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Approx. Gross Internal Floor Area 540 Sq. Ft. / 50 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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