

whiteley helyar



1,913 ft²



*3 double
bedrooms*



*2 bathrooms
& cloakroom*



driveway

Guide Price £950,000

Yeomans Cottage, Englishcombe Village, Bath, BA2 9DU

A very charming and pretty (but not Listed) detached cottage, cleverly re-modelled and refurbished to a particularly high standard. Most pleasantly located in this peaceful 'no through' road in the sought after village of Englishcombe on the Southern outskirts of the city, this beautiful house enjoys a lovely open view over the adjacent countryside, yet is conveniently placed for easy access to Bath.

ACCOMMODATION

3 double bedrooms
large kitchen/breakfast room (by Neptune) with Aga
snug with study area
cloakroom
oil fired heating

2 bath/shower rooms
dining room
sitting room with open fire
new private drainage system
garage and garden store

EXTERNALLY

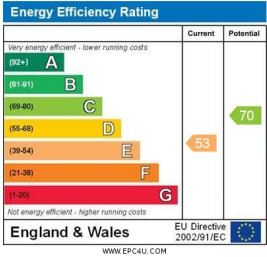
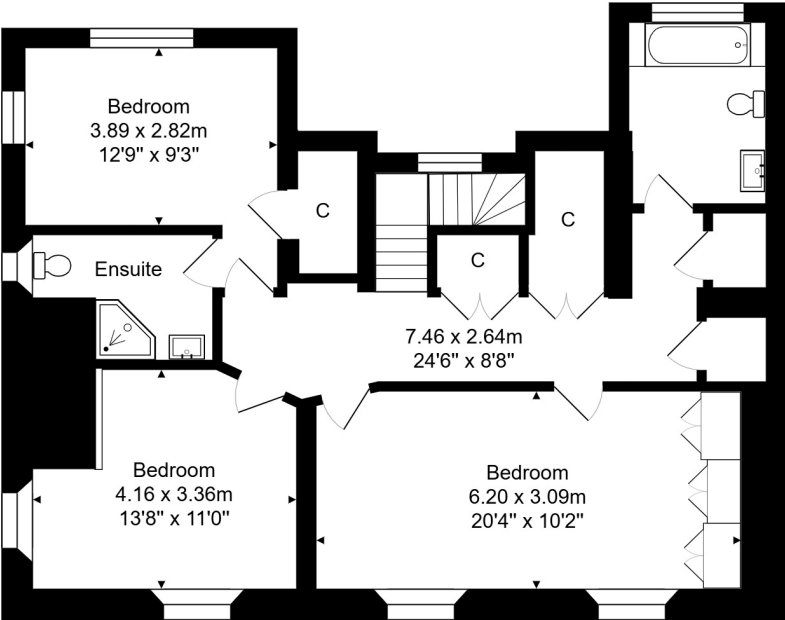
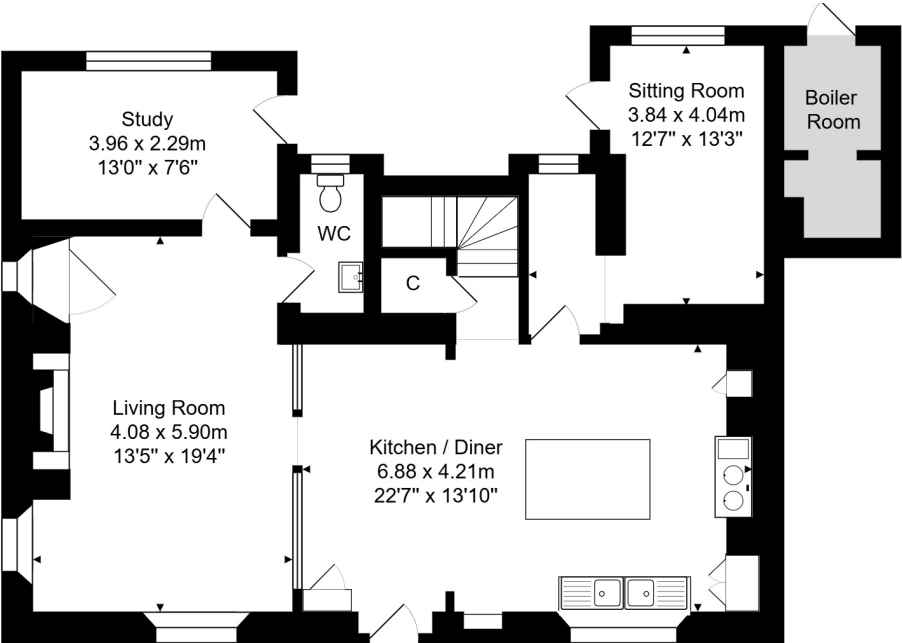
The house stands in delightful and beautifully tended gardens to the front, side and rear. They are enclosed, laid to lawn with numerous flower and herbaceous borders and a variety of mature shrubs, hedging, mature bushes and ornamental trees. There is a terrace directly off the accommodation - perfect for outdoor dining, useful stone-built garden and log stores, boiler room and driveway parking for a couple of vehicles. Beyond the garden is a further area of enclosed land, rented from The Duchy at £90 per year.

LOCATION

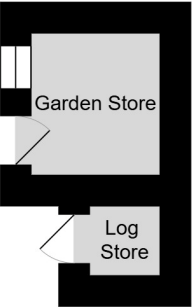
The thriving Conservation village of Englishcombe is, rightly, most desirable, with some fabulous walks literally 'on the doorstep'. The house stands quietly close to the church and the fabulous open countryside that surrounds the village, next to 'Millstream' - the 4 acre green space run for (and by) the residents of the parish. There is a Tesco Express handily placed at the beginning of Englishcombe Lane, whilst Bath Spa railway station and the countless shops, restaurants and amenities in the centre of Bath are less than 4 miles away.







Tenure: Freehold
Council Tax Band: 'G'
£4,019.72



Ground Floor
 Area: 88.1 m² ... 948 ft²

First Floor
 Area: 88.1 m² ... 948 ft²

Total Area: 177.7 m² ... 1913 ft² (excluding boiler room, garden store, log store)

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.
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Outbuildings (not in exact location)
 Area: 6.2 m² ... 67 ft²

