

Wrights
01225 755553

High Street, Woolley, Bath, Bath and North East Somerset, BA1 8AR

Offers in excess of

£575,000

Situation

The cottage is situated in the heart of the wonderful Hamlet of Woolley, located just a mile outside of Larkhall and within minutes of the Historic Wold Heritage City of Bath.

The Woolley Valley is classified as an Area of Outstanding Natural Beauty and designated Greenbelt. In 1992, the Valley was deemed so special that it was placed under an Article 4 Direction, which removed permitted development rights as to protect it's intrinsic rural character and natural beauty.

Woolley offers a strong community spirit, with the local Swainswick and Woolley parish church offering a range of local events. Just over a mile away, the lovely village of Larkhall offers a wide range of amenities including schools, a small supermarket, a delicatessen, popular coffee shop, grocers and a selection of public houses.

The World Herritage City Of Bath is just three miles away, famed for its shopping, period buildings and many places of cultural interest.



Four bedroom character cottage

Desirable Woolley Valley location

Area of Outstanding Natural Beauty

Beautiful countryside views

Generous established garden

Wealth of period character

Two reception rooms

Oil fired central heating

Just one mile from Larkhall

No onward chain



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Wrights Residential are delighted to bring to the market this extended four bedroom stone cottage, situated in an idyllic rural setting within the delightful Hamlet of Woolley, just outside Bath.

Features include stunning views across the surrounding open Countryside and a generous garden. The property benefits from many original features including wooden beams and exposed brick walls, and also retains a former well, adding to its character and history.

Further benefits include oil central heating and PVCu double glazing, two reception rooms, two bathrooms and four bedrooms, offering huge potential to make a wonderful family home.

Offered for sale with no onward chain.

The property comprises:

Ground Floor

Lounge *17' 8" x 12' 8" (5.39m x 3.85m) max*
With wooden front door, two double panel radiators, exposed wooden beam, cupboard housing oil fired boiler, stairs to first floor and PVCu double glazed window to the front.

Kitchen *13' 1" x 8' 10" (4.00m x 2.69m)*
With a range of eye level and base units with work tops over, space for cooker, fridge and washing machine, sink/drainer unit, exposed wooden beam and attractive exposed brick feature wall. Opens into...

Dining Room *10' 11" x 12' 5" (3.34m x 3.79m)*
With double panel radiator, built in shelving, attractive exposed brick wall, two PVCu double glazed windows to the rear, two velux roof windows and PVCu double glazed back door.

First Floor

Landing
With exposed wooden beam.

Bedroom 1 *13' 4" x 9' 3" (4.06m x 2.83m)*
With radiator, exposed wooden beam, attractive exposed brick feature wall, hand basin, shower enclosure with mains shower and PVCu double glazed window overlooking the rear garden.

Bedroom 2 *12' 8" x 9' 10" (3.86m x 2.99m) max*
With radiator, exposed wooden beam and PVCu double glazed window offering views to the front.

Bathroom
With white suite comprising bath and hand basin, partially tiled walls, extractor fan and exposed ceiling beam.

Cloakroom
With low level W.C, hand basin and extractor fan.

Second floor

Landing

Bedroom 3 *10' 4" x 12' 2" (3.14m x 3.71m) max*
With radiator, airing cupboard, exposed ceiling beam and PVCu double glazed window offering stunning views to the front.

Bedroom 4 *13' 2" x 7' 1" (4.02m x 2.16m)*
With radiator, exposed wooden beam, raised storage area and PVCu double glazed window offering views over the rear garden.

Shower Room
With suite comprising shower enclosure with mains shower, low level W.C and hand basin, exposed ceiling beam and extractor fan.

Externally

To the front
A stone pathway leads to the covered entrance porch, with an attractive stone-walled forecourt featuring established planting and a former well, adding to the property's character and history.

To the rear
Steps lead through the garden to two terraced seating areas and a useful covered storage area. Beyond lies a generous lawn enclosed by mature hedging. The upper section enjoys stunning far-reaching views across the surrounding countryside and neighbouring fields.

Tenure
The property is sold as freehold.

Council tax
The property is currently in council tax band D.

Energy Performance
The current EPC rating is D (64), with a potential for C (79).

Services
Mains electricity, water and drainage are connected. The property is heated by an oil fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband
Standard broadband is available (source - Ofcom) Predicted maximum download speed - 20Mbps

Mobile phone coverage
Outdoor coverage is likely - source Ofcom.

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FOR WRIGHTS RESIDENTIAL WITH GEM MORTGAGES
Gemma Coleman - Telephone: 01225 755553 | Mobile: 07717 749944 | Email: gemma@gemmortgages.co.uk
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Approx Gross Internal Area
108 sq m / 1167 sq ft



Ground Floor
Approx 45 sq m / 484 sq ft

First Floor
Approx 34 sq m / 364 sq ft

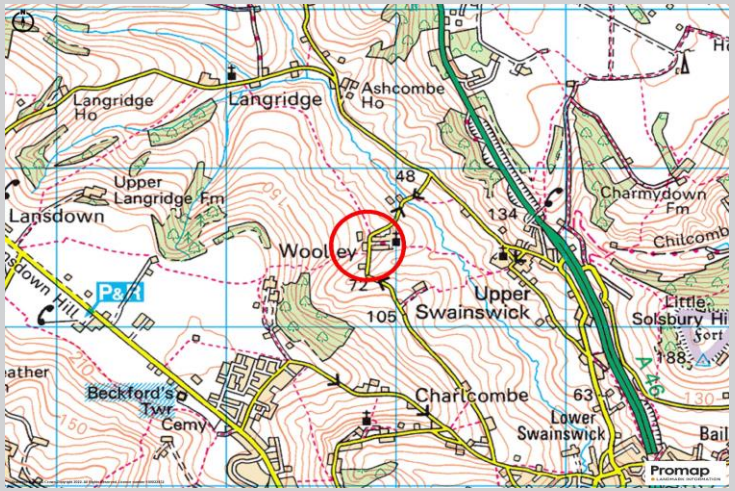
Second Floor
Approx 30 sq m / 320 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.


HIGH STREET
The Shack
88.7m
Gable Cott
Keseka
Woolley Cottage
4
1
Promap


HIGH STREET
Mill Cottage
Hillsid
Woolley
CHURCH STREET
PW
WOOLLEY LA
Charlcombe Grove Farm
Charlcombe Wood
Crossleaze Farm
Promap


Langridge Ho
Langridge
Ashcombe Ho
Upper Langridge Fm
Lansdown
48
134
Charmydown Fm
Woolley
72
105
P&R
Upper Swainswick
Little Solsbury Hi
188
A 46
Beckford's Twr
Cemy
Charlcombe
63
Lower Swainswick
Promap

Wrights

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Disclaimer

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