

whiteley helyar



1,400 ft²



3 double
bedrooms



bathroom & en-
suite shower room



allocated
parking
space

Guide Price £475,000

3 Woodborough Hill, Shoscombe, Bath, BA2 8LN

A beautifully presented three double bedroom country cottage, tucked away at the end of quiet lane, with southerly garden and allocated parking. Having undergone a program of renovation over the past few years, including a stunning loft conversion with en-suite shower room and bespoke kitchen and utility, this character home offers tranquil countryside living, just five miles outside the city.

ACCOMMODATION

Sitting room with feature fireplace and wood burning stove
Kitchen with integrated appliances and door to rear courtyard
Three double bedrooms, with lovely rural views
Stunning bathroom with roll top bath and walk-in shower

Dining/family room
Utility and W.C.
En-suite shower room

EXTERNALLY

The house is approached from the rear, with a picket gate opening to a gravelled rear yard which leads to the kitchen door. The front garden has a patio immediately adjacent to the house, flanked by beautifully planted borders which provide some privacy. A short path then leads to the remainder of the garden, which is laid to lawn with hedges to either side. A gate then opens to a green, which is for the use of all the cottages, and creates a wonderful social space for the residents of Woodborough Hill. A parking area at the end of the terrace has one allocated space for the house, and there are also a couple of parking bays as you approach the terrace for the use of visitors.

LOCATION

Woodborough Hill is a terrace of period cottages, surrounded by open countryside, adjacent to the hamlet of Shoscombe, which offers a well-regarded primary school, and popular pub. The village of Peasedown St John is also on your doorstep, which offers a range of shops, pubs and amenities. The southern edge of Bath and all that the city has to offer is just five miles away, whilst beautiful countryside walks are within very easy reach.

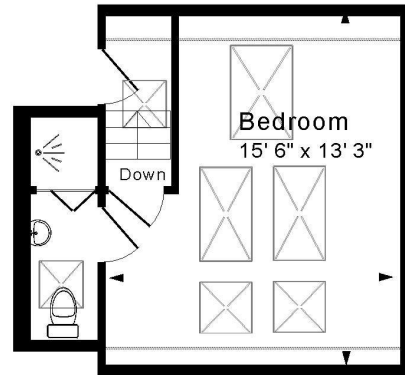
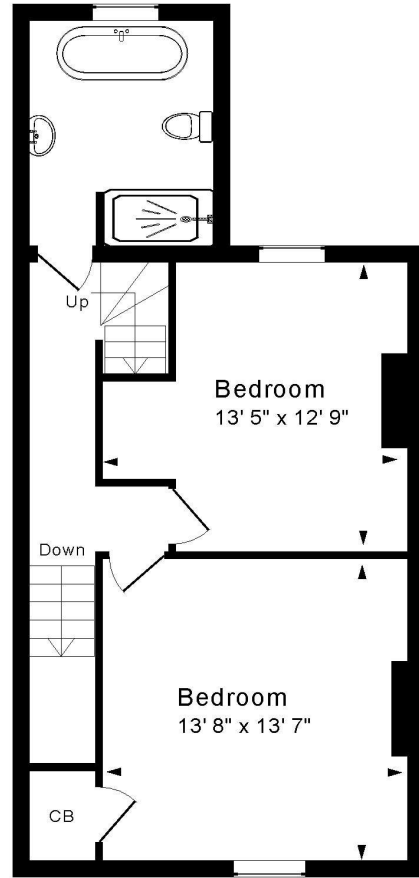
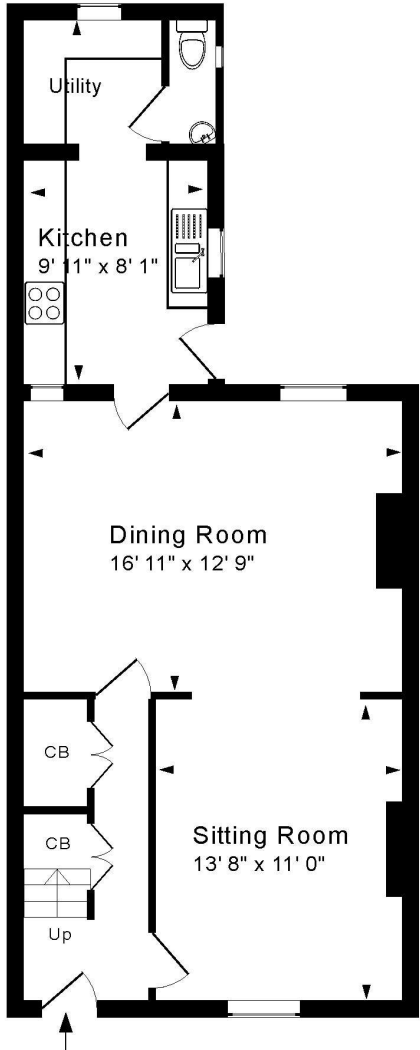






| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 60 |
| (39-54) | E | | |
| (21-38) | F | 34 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Tenure: Freehold
Council Tax Band '25/26: 'B' - £1,846.25



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Floor Area 1,400 Sq. Ft. / 130 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0846
 3 Woodborough Hill, Peasedown St John, Bath, BA2 8LN.

