



- A substantial rural property occupying a large enclosed plot
- Grounds extending to approximately half an acre in total
- Outbuildings and workshops of approx. 83 square metres
- Lounge with log burner, sun lounge, study and feature kitchen dining room
- Separate utility, and groundfloor shower room, gas ch
- Four double bedrooms and first floor shower room



"An early 20th century rural property occupying a substantial, level plot measuring just under half an acre, with gated private drive, hard standing and outbuildings".

The accommodation, which is arranged over two floors, comprises entrance hallway with original mosaic tiled floor and balustrade staircase. There is a light and airy lounge with log burner and dual aspect to front and rear, from this room a door leads into a spacious sun lounge with windows and patio doors onto garden. There is a study with open fireplace (not assessed) which enjoys a private view across the front lawn of the house. The feature kitchen dining room provides a good range of fitted units finished in oak with cooking range and central island with inset sink and integrated dishwasher, the dining area has ample space for a large family dining table and patio doors onto the garden. The utility room has an inset sink, space for washing machine, handy storage cupboards and door to garden. Shower room with walk in shower. On the first floor there is a gallery landing with an inviting seating/study area which enjoys a triple aspect with views of open fields. There are four double bedrooms and a fresh and modern shower room. Gas central heating. Double glazing.

The location of this property is just 8 miles from the city centre of Bath.

The extensive level plot is accessed via a private gravelled drive passing through wooden double gates leading to a hard standing for several vehicles, the grounds comprise of paved and decked patio areas, expansive lawns, vegetable plot, mature hedging, and trees. The outbuildings combined provide approximately 83 square metres or 893 square feet of internal space with power and lighting.

Agents note: There is a current planning application lodged with BANES planning department which relates to the field on the southern boundary of the property for the development of 34 property, the application is still under consideration and no decision has been made. We have assessed the impact of this development on "The Bluff" and consider it to be low due to the careful landscaping scheme of the site and positioning of property.

Tenure: Freehold. **Council Tax Band:** D.





Approximate total area⁽¹⁾

2934 ft²

272.7 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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