

whiteley helyar



2,521 ft²



5 bedrooms



2 bathrooms
& shower room



double garage
&
large driveway

Guide Price £900,000

Canal Farmhouse, Canal Path, Bathampton, Bath, BA2 6TH

A charming detached house offering over 2,500 square feet of bright and versatile accommodation arranged over three floors, positioned on an attractive level plot of over a third of an acre with direct access onto the Kennett and Avon Canal. This impressive Georgian (but not listed) Bath stone house retains many delightful features such as period fireplaces, mullioned windows, exposed timbers, flagstone flooring. It now offers a wonderful opportunity to modernise and remodel to personal taste. Chain free.

ACCOMMODATION

entrance hall	utility room
cloakroom	conservatory
reception room	five bedrooms
living room	two family bathrooms
kitchen dining room	separate shower room

EXTERNALLY

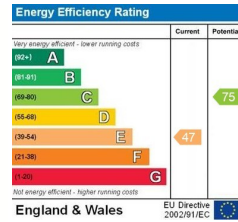
The property sits on an attractive plot of approximately 0.4 of an acre, mainly laid to lawn, planted with an array of flowers shrubs and trees and fronting on to the Kennet and Avon Canal. The large sweeping driveway provides space to park several vehicles as well as access to the detached timber double garage. There is also a stone built outbuilding/potting shed providing additional storage or potential for conversion into a home office.

LOCATION

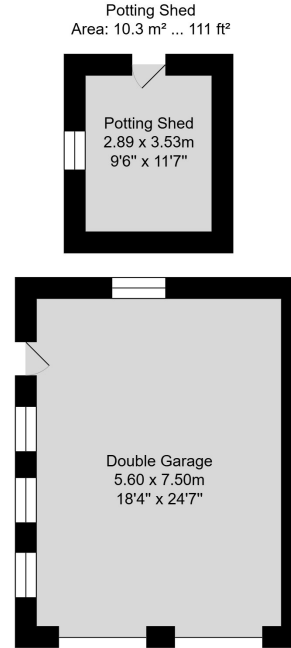
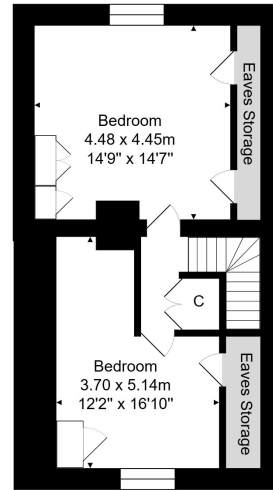
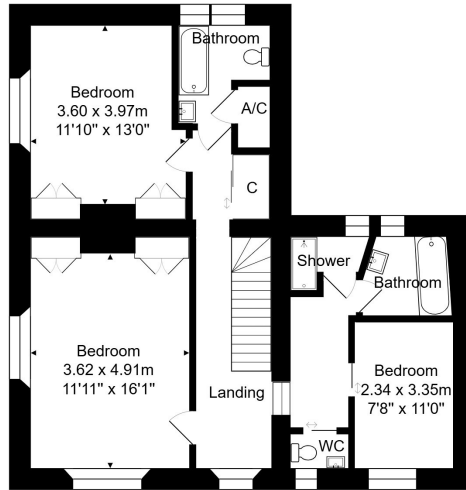
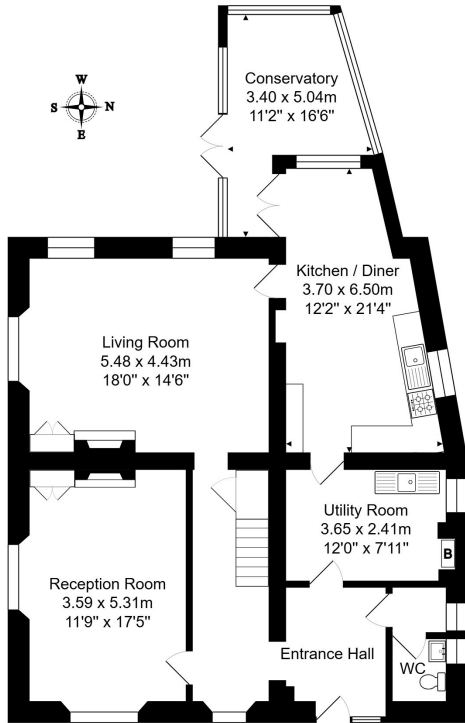
The house occupies a very convenient and popular location overlooking open countryside and fronting directly on to Kennett and Avon Canal, ideally placed for walking or cycling along the nearby tow path into the centre of Bath. The various shops and amenities in Bathampton including doctors surgery and church are nearby with the “outstanding” Bathampton primary school and the famous George pub within a few minutes walk.







Tenure: Freehold
Council tax band: 'G' £3,933.17



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. www.epcassessments.co.uk

