

EST ● 1879

CRISP COWLEY



Rectory Cottage, Innox Lane, Upper Swainswick, Bath, BA1 8DB

A charming two-bedroom detached house with off-street parking, situated in a lovely village just outside of Bath

Detached house | Off-street parking | Kitchen/diner with vaulted ceilings | Principal bedroom | Second bedroom | Family bathroom

Upper Swainswick is a small village located about three miles north of Bath, offering a quiet, rural setting with good access to the city. The village is known for its traditional stone cottages and is surrounded by open countryside. It has a historic feel, with buildings dating back to the 18th and 19th centuries. Upper Swainswick is well-connected by road to Bath, making it a popular choice for those seeking a peaceful location with easy access to the city's amenities and transport links.

Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including a number of fine restaurants, Theatre Royal and the mainline Bath Spa Railway Station connecting to London/Paddington and Bristol.

Bath is particularly well placed for the M4 motorway with Junction 18 being approximately ten miles north and other surrounding towns such as Bradford on Avon, Corsham, Chippenham, Swindon and Bristol, which is some ten miles to the west.

Description

This stunning property beautifully blends traditional Cotswold stone architecture with contemporary design, offering a warm and inviting atmosphere throughout. The spacious open-plan kitchen is a true highlight, featuring exposed wooden beams, sleek green cabinetry, and high-quality finishes, while large windows and skylights flood the room with natural light. The living area showcases a cosy wood-burning stove and original features, adding a touch of charm and character.

The property offers well-proportioned bedrooms, each designed to make the most of the natural light. With original fireplaces and a clean, minimalist aesthetic, these rooms create a calm and relaxing environment.

The stylish bathroom is equally impressive, with a modern walk-in shower, high-end fixtures, and a beautiful feature window that lets in plenty of light.

Outside, the landscaped garden provides a tranquil space to enjoy the surrounding countryside views. The gravel paths and curved flower beds lead to various seating areas, perfect for unwinding or entertaining guests. The home combines rustic charm with thoughtful, modern touches, making it ideal for anyone looking for a peaceful, stylish retreat in the heart of the Cotswolds.

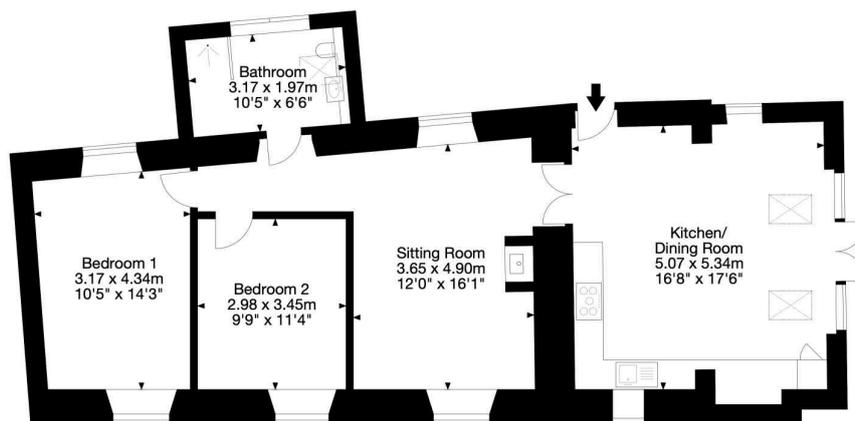
Agent's Note: Please be aware that the driveway area that is accessed from the lane is on a possessory title which is attached to the absolute title for Rectory Cottage. Please contact the agent for further information.

General Information

Council tax band - F.
Freehold tenure.
Mains services connected.
EPC rating F.



Rectory Cottage, Innox Lane, Upper Swainswick, Bath BA1 5DB
Gross Internal Area (Approx.)
Total Area = 87 sq m / 936 sq ft



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Capture.

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