

whiteley helyar



1,186 ft²



2 double bedrooms



2 bathrooms & cloakroom



garage & driveway

Guide Price £650,000

4 Rowlands Close, Bathford, Bath, BA1 7TZ



A fine detached Arts and Crafts style cottage of considerable character, peacefully tucked away in this highly desirable village on the Eastern outskirts of Bath. Enjoying a lovely open outlook over the village and towards Solsbury Hill, the house offers space and potential to extend the charming and bright accommodation and benefits from all the principal rooms having dual aspect.

ACCOMMODATION

- 2 double bedrooms
 - separate ensuite shower room
 - kitchen/breakfast room
 - gas fired heating
 - ensuite bathroom
 - 21'8 living room with wood burner
 - cloakroom
 - garage and driveway
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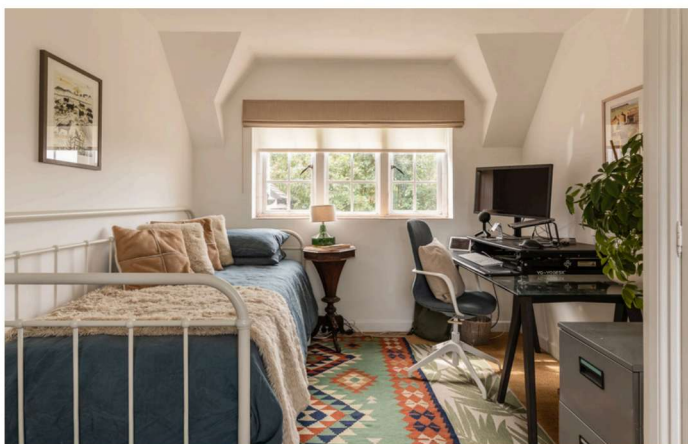
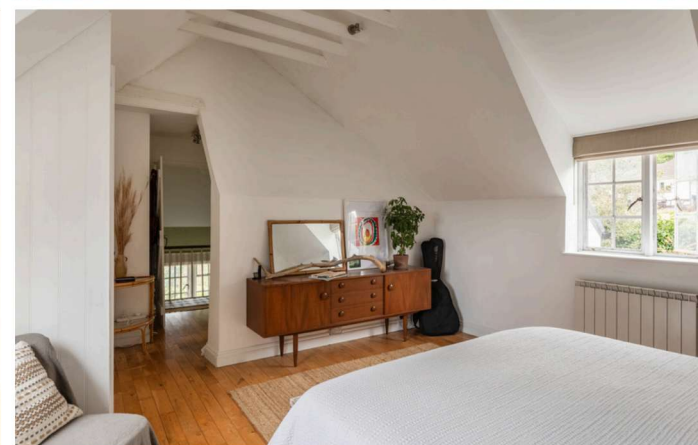
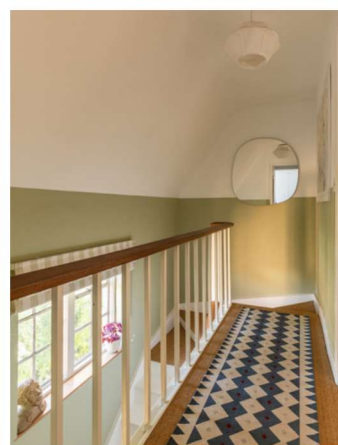
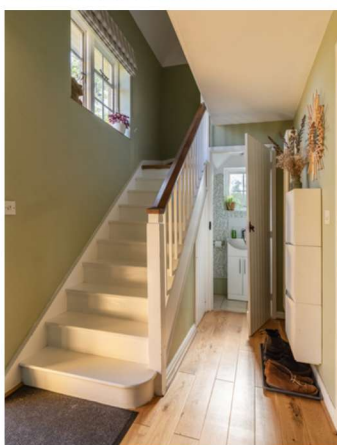
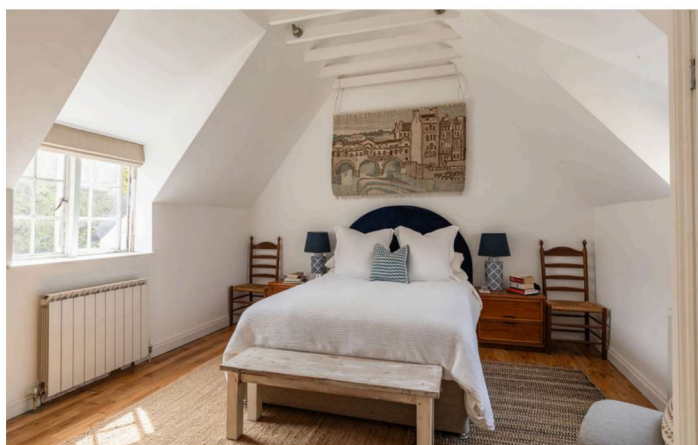
EXTERNALLY

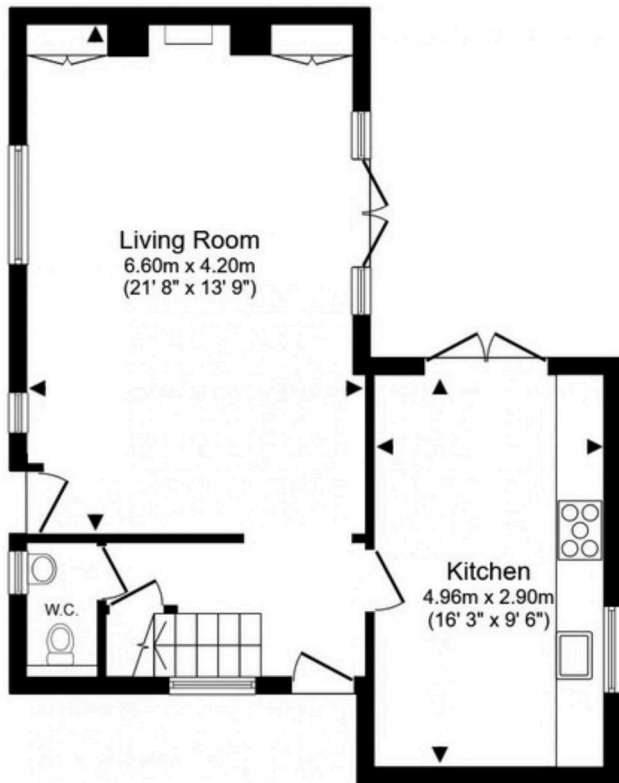
Little Apples stands in delightful, private gardens to front, rear and to both sides. They are enclosed, mature and laid to lawn with numerous flower borders, shrubs, bushes, ornamental trees and hedging. There are various lovely sunny or shaded sitting areas, a greenhouse, outside lighting and a water tap. Single garage with further driveway parking and a gate to the Manor green.

LOCATION

The house is very well situated in the heart of Bathford, being quietly located in this sought after 'no through' road adjacent to The Manor. It is within easy walking distance of the amenities in the village (including an excellent community shop/newsagent/cafe, 'The Crown' public house, church, parish rooms, allotments, hairdresser, children's playground and playing field, primary school, rugby and cricket clubs), and is well served by a frequent bus service to the centre of Bath (with its comprehensive range of shops and facilities) - just 3½ miles away. Easy access to the M4 (both junctions 17 and 18) is available without having to cross the city, whilst delightful walks through open countryside, along the river or up in the woodland at Brown's Folly are close at hand.



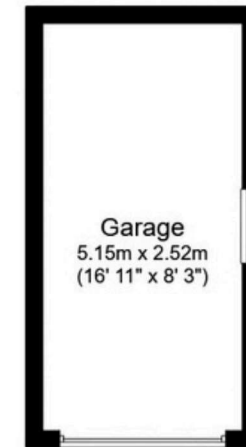




Ground Floor



First Floor



Garage

Tenure Freehold
Council Tax band 'D' £2,365.07 26/27



Total floor area: 110.2 sq.m. (1,186 sq.ft.)

