



23 Middle Stoke Limpley Stoke BA2 7GF

An extremely well presented 3 bedroom semi-detached family home, set in a picturesque elevated location with far reaching views over fields towards the Kennet and Avon Canal, offering spacious and versatile accommodation.

Property Features

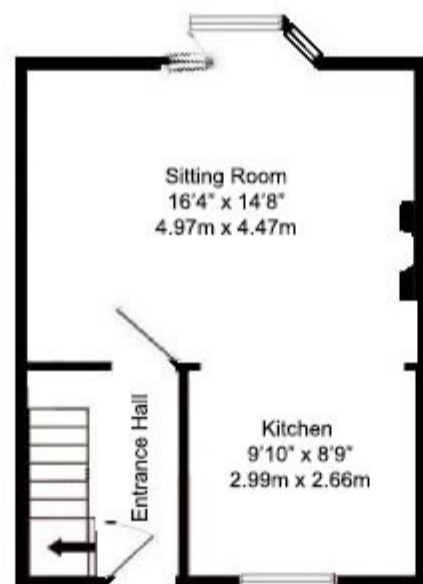
- Three double bedrooms
- Fully renovated throughout
- Semi detached period cottage
- Picturesque far reaching views
- Allocated parking
- Open plan accommodation
- Period features
- Private garden with views

Tenure: Freehold

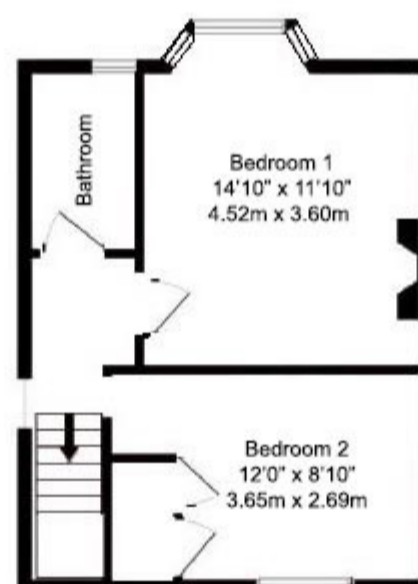
£500,000



Garden Level
332 sq.ft (30.9sq.m) Approx



Ground Floor
347 sq.ft (32.3sq.m) Approx



First Floor
348 sq.ft (32.4sq.m) Approx



Second Floor
232 sq.ft (21.6sq.m) Approx

Total area - 1029sq.ft (95.6sq.m) approx (excluding loft room)

Accommodation

Ground floor

Hallway

With glazed front door, radiator, stairs leading up to the first floor and down to the garden floor, doors then leading to the living/ dining room area.

Sitting/ dining room

With wood burner, recesses either side for shelving and storage, LVT flooring, radiator, bay window and door leading to decking with stunning valley views of Limpley Stoke.

Kitchen

Open plan to the sitting room, with modern Howden kitchen, a range of floor and wall mounted units, integrated appliances, Belfast sink, breakfast bar and oak worktop.

First Floor

Bedroom 1

Double bedroom with bay window overlooking the valley views, feature fireplace, recesses either side for storage and radiator.

Bedroom 2

Double bedroom with south facing aspect, built in storage and radiator.

Family bathroom

Newly renovated with toilet, basin, bath with shower over the top, wooden flooring, heated towel rail, window and extractor fan.

Garden Floor

Bedroom 3/ reception room

With level access out to the garden, space to hide away your utility appliances/ boiler, radiator and room for a double bed

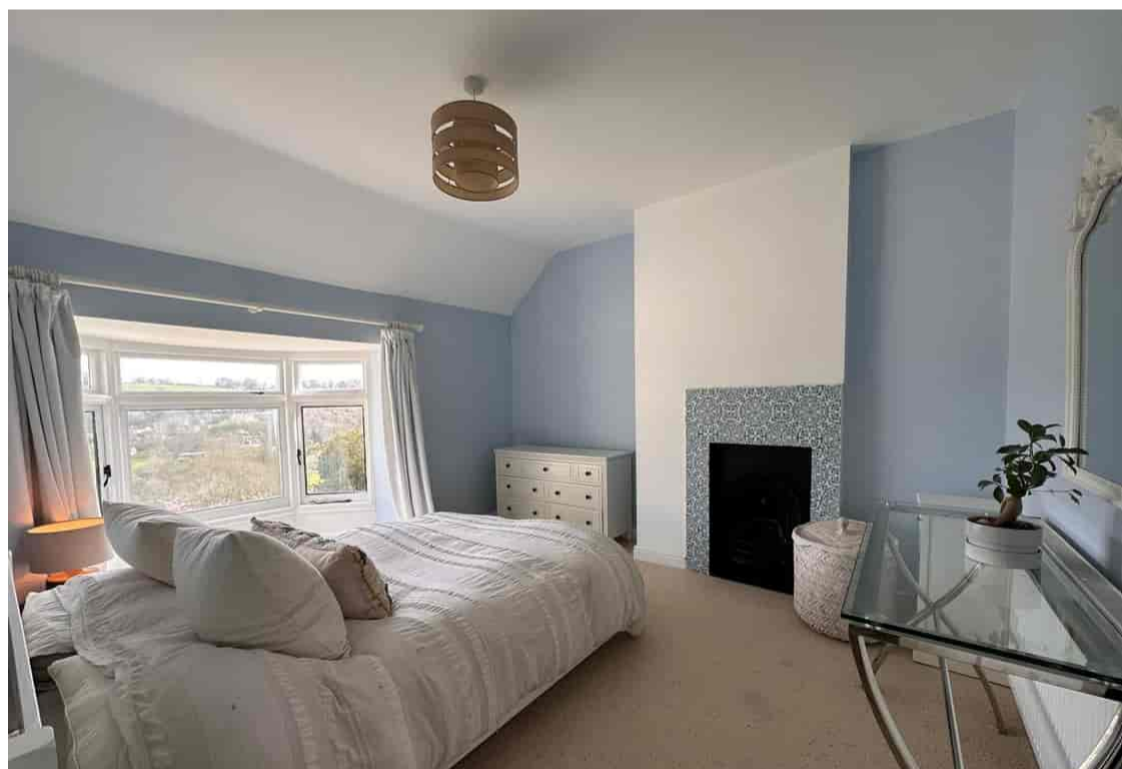
Store room

With storage space and plumbing to revert back to a bathroom if desired.

Second Floor

Bonus Room

With access via detachable ladder and hatch, hardwood flooring, velux windows and storage space



Situation

The property is most conveniently placed within the village of Limpley Stoke for easy access to central Bath, the market towns of Bradford on Avon and Frome. It is also close to some delightful open countryside with attractive country walks, in particular along the nearby River Avon and Kennet & Avon Canal.

There is a choice of popular public houses nearby and within easy walking distance is the village of Freshford with amenities including village store and café, railway station with regular services to Bath, Bristol, South Wales and the South Coast and an excellent primary school. There are a further four independent schools within easy reach of Limpley Stoke; Monkton Combe School, Prior Park College, The Paragon School and also King Edwards, together with Ralph Allen and Beechen Cliff, both excellent state schools.

The World Heritage City of Bath offers a range of independent and chain retail outlets together with many other amenities which include a number of fine restaurants and wine bars, the Theatre Royal, world class sporting facilities at Bath University and nearby Combe Grove Country Club. A mainline railway station providing direct access to London Paddington approximately 90 minutes, the city of Bristol and South Wales.

Description

Dating back centuries, 23 Middle Stoke is a beautiful 3 bedroom semi-detached period home with spectacular views of the Limpley Stoke valley.

Completely renovated throughout in recent years by the current owners, the property offers flexible accommodation split over 3 floors, with an additional bonus room in the attic. Upon entering the home at ground level, the bright hallway leads through to the open plan living/ dining area with wonderful bay window over looking the valley and a cosy wood burner set in an Ashlar fireplace. The newly renovated Howdens kitchen provides a range of floor and wall units, with integrated appliances, Belfast sink and solid wooden worktops. Raised decking sits outside the bay window, providing an excellent space for al-fresco dining or a superb spot to take in the view of the rolling fields.

On the garden level of the property, there is a spacious store room with wonderful exposed beams that could be converted back into an additional bathroom, with the plumbing for this still present. The reception room leading to the garden could also be used as a third bedroom, with additional space for a utility, and a door leading to level access onto the patio and wood store.

The first floor accommodates the two main bedrooms and the family bathroom which was also recently renovated in 2020, with the principle bedroom boasting another fantastic bay window and far reaching views. From the landing, accessed via a ladder, the bonus room offers ample storage space/ living space that has velux windows and wooden flooring. The property also benefits from a air filtration unit which greatly improves indoor air quality throughout the year.

Landscaped in 2021, the garden provides privacy and plenty of space, and embodies the peacefulness of rural living. There is allocated parking available.

General Information

Tenure: Freehold

Services: All main services are connected.

Heating: Gas fired central

Council Tax Band: D

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