



Church Cottage, Dunkerton

**COBB
FARR**

CHURCH COTTAGE DUNKERTON BATH BA2 8BJ

A beautifully presented 4 bedroom period farmhouse set in an attractive village location, fully modernised to a high standard with an attractive walled garden and garage, all within a few miles of the city centre of Bath.

TENURE: FREEHOLD

- Fully modernised period property
- 4 bedrooms
- Stunning kitchen/breakfast room
- Sitting Room
- Bathroom and shower room
- Large walled garden
- Garage
- Attractive village location



SITUATION

Church Cottage is a charming, attached property in a most attractive village setting adjacent to Dunkerton church and with the village cricket pitch close by.

The property is within a small hamlet of houses, surrounded by open fields; however, it is within less than 2 miles of the outskirts of Bath and is well located for access to Sainsbury's supermarket, various schools to include St Gregorys, Ralph Allen, Beechen Cliff, Prior Park and King Edwards.

In addition to the city centre of Bath nearby towns include Radstock and the renowned market town of Frome approximately 11 miles distant and the nearby village area of Peasedown St John with various shops and amenities.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which includes a world famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Priors, The Royal Crescent and Combe Grove Manor Hotels. Babington House is 7.5 miles away.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

DESCRIPTION

This beautifully appointed attached former farmhouse has been carefully and thoughtfully refurbished by the present owners and effectively provides an older property with a fully modernised interior.

Particular features are the wonderfully light and airy kitchen/breakfast room with its full height ceiling and exposed beams and this is complemented by an attractive sitting room with double aspect and a feature fireplace. Three of the bedrooms, together with the main bathroom are on the first floor and the fourth bedroom is at ground floor level with an additional shower room.

Clever design features are throughout the property which include wooden doors, floating elm shelving throughout, high quality range of kitchen units with Corian work tops and French limestone flooring. Reclaimed oak and elm have been used to provide doors, shelves and gates.

Works carried out include re-plumbing, re-wiring, roofs being overhauled within the last 5 years, new damp proofing within the kitchen area, sitting room and hallway and fully double-glazed hardwood windows throughout.

The interior is beautifully complemented by the wonderful walled garden to the rear which is planted with a wealth of mature shrubs and trees. The property also has the benefit of parking to the front and a large garage.

This is a particularly unique and special property, and a viewing is strongly recommended by the sole agents Cobb Farr.

GENERAL INFORMATION

Services: All main services are connected

Heating: Gas fired central heating.

Tenure: Freehold

Council Tax Band: G

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ACCOMMODATION

GROUND FLOOR

Front door with porthole window leads into lobby with cloaks cupboard and part glazed door leading through to reception hall.

Reception Hall

With exposed oak beam, limestone flooring, staircase to first floor with storage cupboard under and glazed door through to kitchen/breakfast room.

Living Room

With double aspect including working shutters, exposed oak beam, Inglenook fireplace with stone surround, inset wood burning stove and 2 recessed cabinets with bookshelves over.

Kitchen/Breakfast Room

This is a beautifully light and airy room with limestone flooring, high apex ceiling, Velux windows, exposed oak beams, built-in oak window seat, colour washed natural stone walls, bi-folding windows with fitted internal blinds and glazed door leading to rear garden.

Within the kitchen area there is a range of white matt floor units, Corian worktops, stainless steel sink, mixer tap, fitted electric Aga, back up Neff induction hob and Smeg oven. Other integrated appliances include 2 fridges, freezer, dishwasher and bin store. Doorway leads into a fully shelved and insulated walk-in larder and steps lead up to utility room.

Utility Room

With Worcester oil fired boiler providing domestic hot water and central heating, space for washing machine and tumble dryer, large Velux window, apex ceiling with drying area and door leading into

bedroom 4.

Bedroom 4

With exposed whitewashed stone walls, downlighting and window overlooking the garden.

Shower Room

With fitted corner shower being fully glazed, WC, wash hand basin and chrome ladder radiator.

FIRST FLOOR

Galleried Landing

With exposed oak beams, Velux window, large airing cupboard housing the pressurised water tank, shelving and separate immersion heater. Range of fitted wardrobes, high apex ceiling, exposed beam and window to rear aspect with working shutters.

Bedroom 3

With high apex ceiling, exposed oak beams, Velux windows, double aspect and built in bookshelves.

Bedroom 2

With high apex ceiling, exposed oak beams and Velux windows.

Main Bathroom

With tiled flooring, modern white suite comprising bath, WC, wash hand basin, corner shower with sliding glazed screen, apex ceiling, exposed beam, Velux window and chrome ladder towel rail.

Bedroom 1

With over window overlooking the rear garden and fields beyond.

EXTERNALLY

The garden to the rear has a pedestrian gate leading from the carparking area with paving, pathway and raised terrace and steps leading up to a good-sized lawn area with mature trees including a large apple tree, palm tree and silver birch.

The lawned area is bordered by a vast assortment of planted shrubs, plants and climbing fruit trees together with a mature wisteria, all of which is well enclosed by a very attractive high natural stone wall.

There is a small rear lower courtyard and cupboard housing the oil storage tank.

The garden is beautifully maintained southwest facing and is a real feature of the property.

To the front of the property there is a parking area for 2 vehicles and electrically operated double oak doors lead into a large garage which is fitted with electricity and water with space for a workbench and freezer storage. Ladder access gives access to storage loft.

Also to the front is a log store, handmade wrought iron porch with lead canopy and courtesy lighting.

Agents Notes: To the rear of the garden set on a paved terrace is a fully refurbished Shepherds hut, being fully insulated with electric heating, lighting and a small wood burning stove. It should be noted that this is available for purchase via separate negotiation as it is not included in the current asking price.

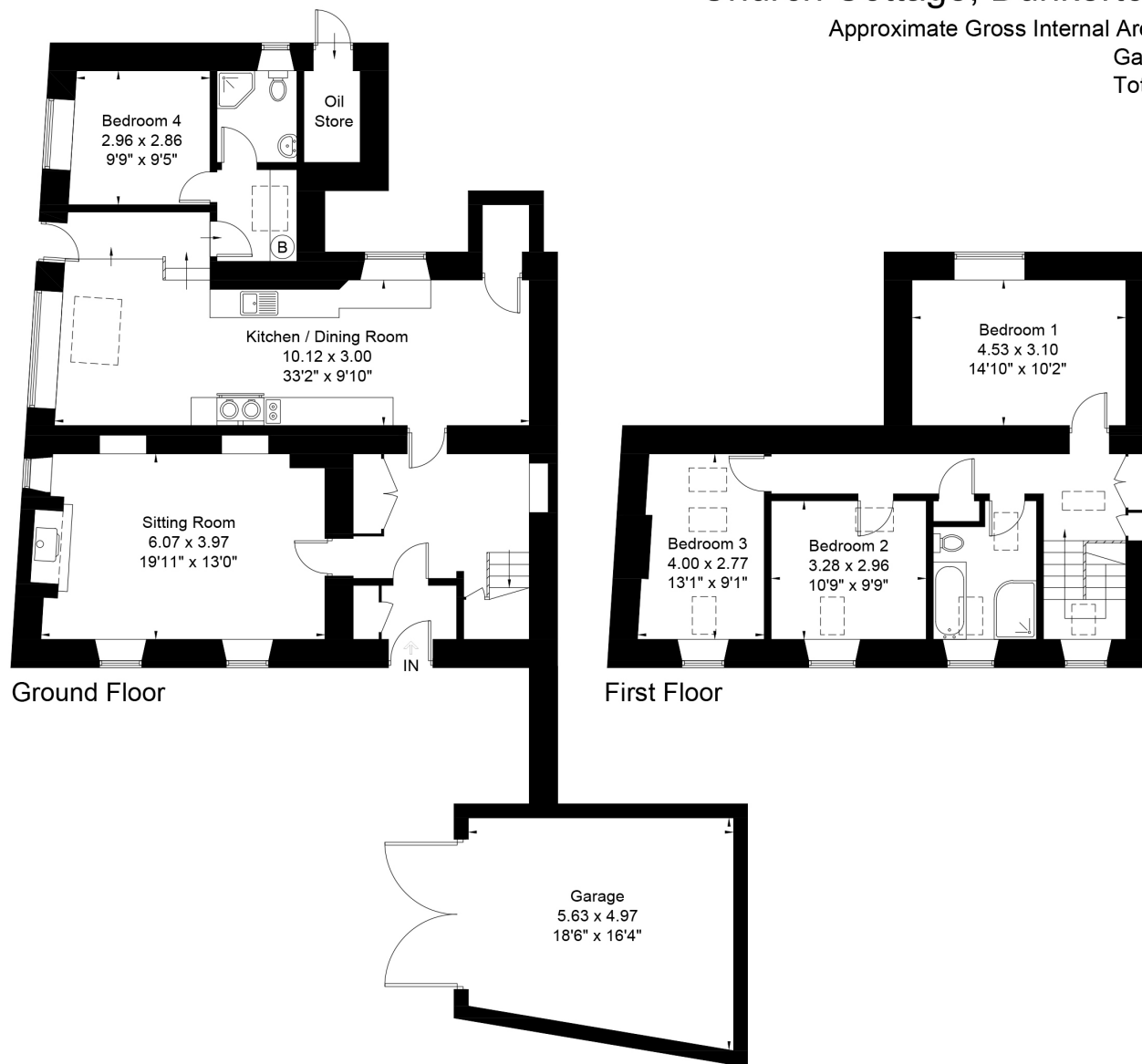
FLOOR PLAN

Church Cottage, Dunkerton, Bath BA2 8BJ

Approximate Gross Internal Area = 162.3 sq m / 1747 sq ft

Garage = 25.3 sq m / 272 sq ft

Total = 187.6 sq m / 2019 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024





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