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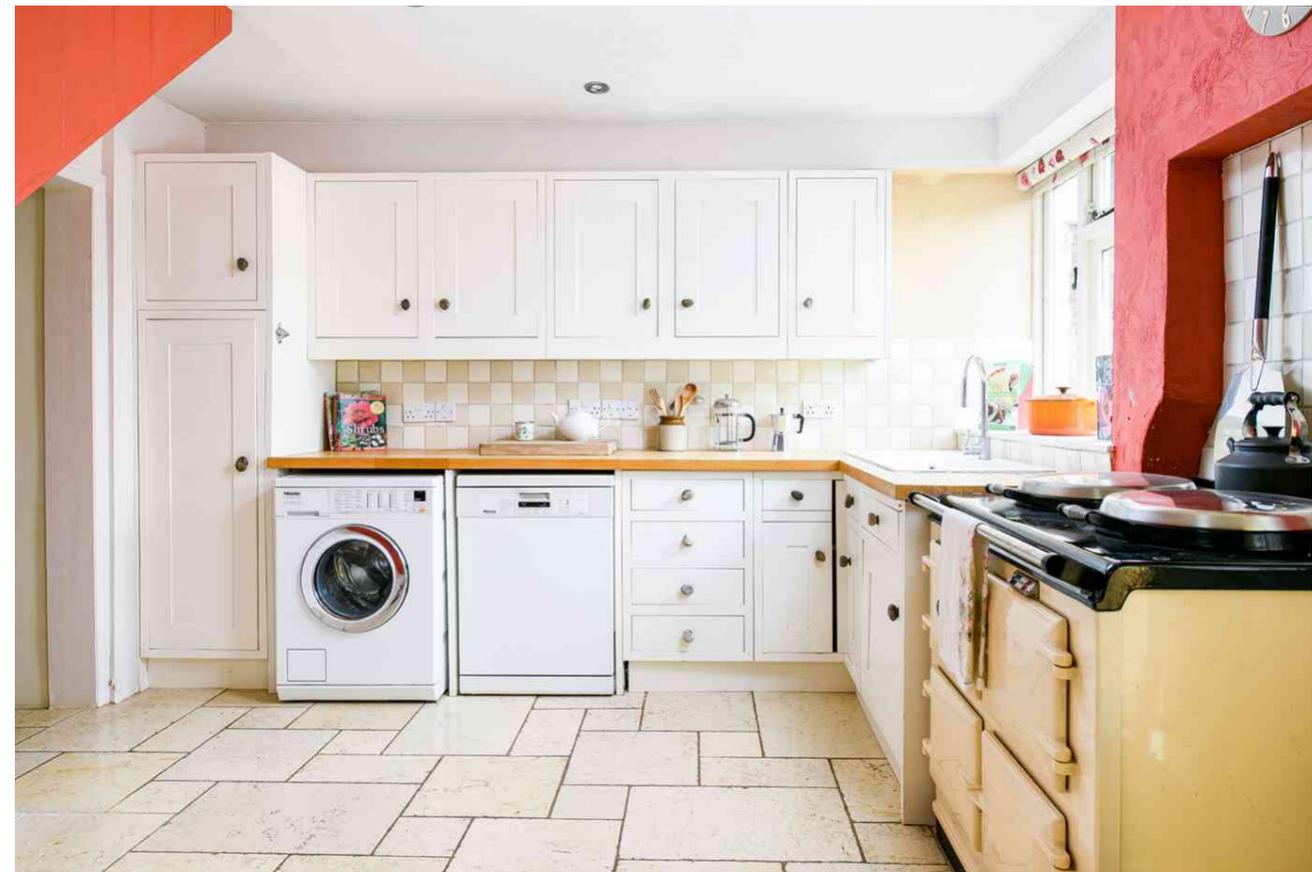
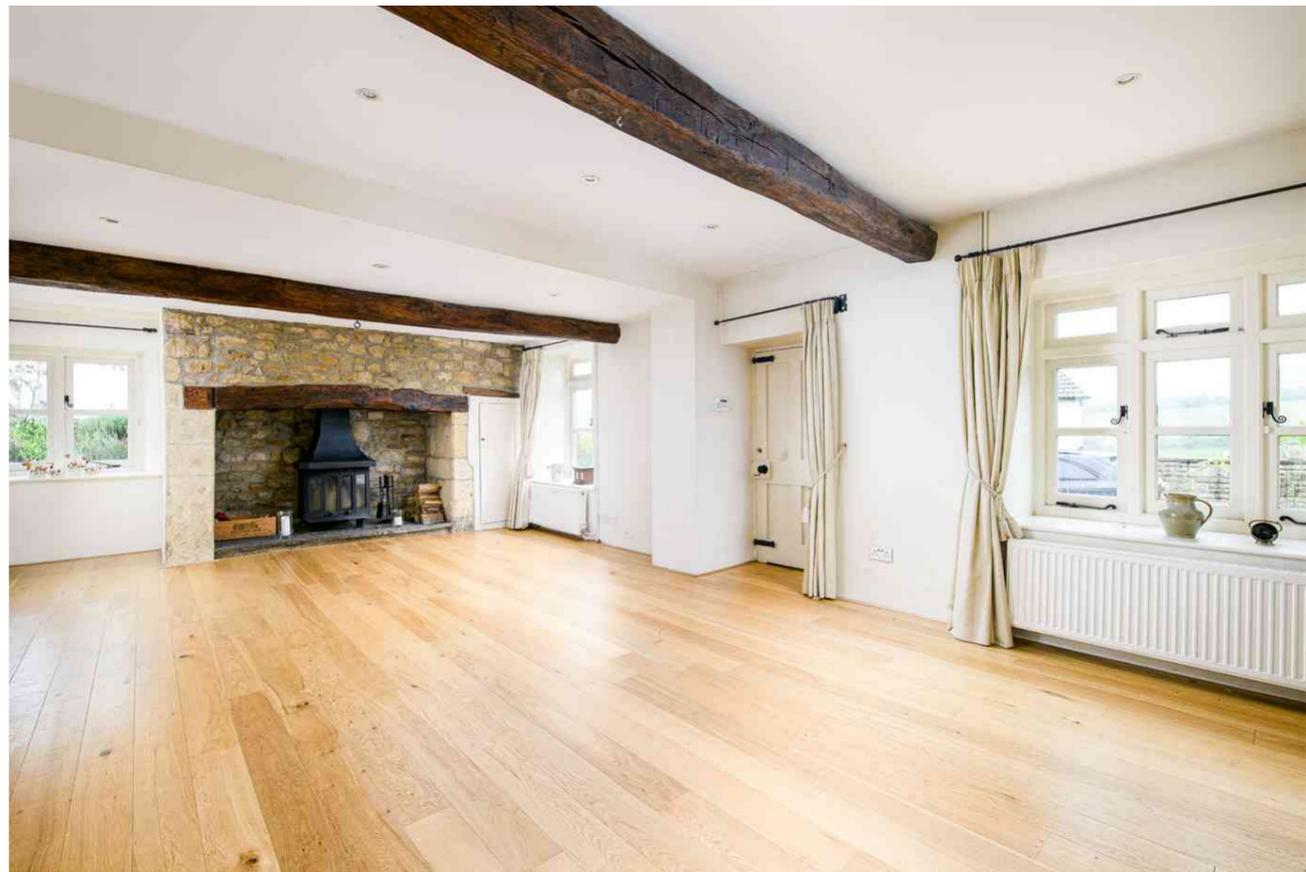
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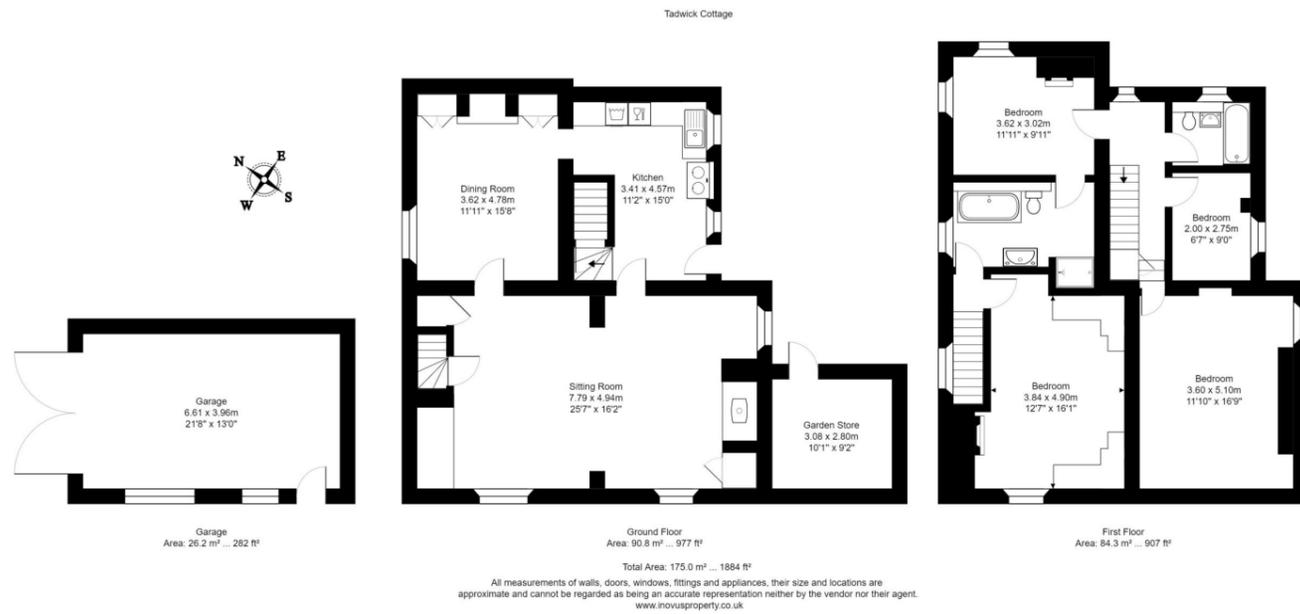
Bath & Bradford on Avon

Residential Sales



Tadwick, Nr Bath





Tadwick Cottage
Tadwick
Bath
BA1 8AH

Set in an elevated position affording fine, far reaching countryside views, this beautiful 4 bedroom cottage gives light accommodation, many retained period features all within stunning gardens totalling approximately ½ acre plus outbuildings and parking.

Tenure: Freehold

£875,000

Situation

Tadwick is located approximately 6 miles north of Bath, in an idyllic countryside location and within easy reach of Larkhall village.

The World Heritage City of Bath offers a wonderful array of chain and independent shopping along with a fine selection of restaurants cafes and wine bars. Bath is a cultural destination and has a world-famous music and literary festival, the newly refurbished Holburne Museum and the Theatre Royal. There are also many splendid parks and beautiful walks over National Trust land. World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University Campus.

Communications include easy access to the M4 motorway junction 18 via the A46 bypass and there is a direct link to London Paddington, Bristol and South Wales from Bath Spa and Chippenham railway stations. Bristol Airport is approximately 18 miles to the west.

General Information

Tenure: Freehold

Services: All main services are connected.

Heating: Gas fired central

Council Tax Band: F

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Description

Tadwick Cottage is a stone built, double fronted cottage with a long roof and dormered windows on the upper floor. It offers fantastic and panoramic countryside views from the house and especially the gardens.

The accommodation is set over two storeys with the upper floor offering 4 bedrooms and two bathrooms one of which could be the ensuite for the main bedroom. The ground floor has a wide living room, dining room and kitchen boasting an electric AGA and a stable door to the gardens.

Externally the gardens wrap around the house and offer various seating areas taking in the views, a summerhouse / studio, raised vegetable beds and well-stocked, mature flowering borders. Additionally, there is an oversized garage with space for a workshop and parking off road for 3 vehicles.

Accommodation

Ground Floor

Wooden front door leads directly into the sitting room.

Sitting Room

With exposed wooden ceiling timbers, 2 sets of wooden Mullen double glazed windows, low level radiators, downlighting, stunning stone fireplace with inset woodburning stove and shelved cupboard to one side, further side aspect double-glazed window, wooden wall panelling hiding a door to the staircase rising to first floor, understairs storage cupboard and two wooden doors with one leading to the dining room and the second leading to the kitchen.

Kitchen

With polished limestone tiled floor, stable style solid door giving access to the garden, two double glazed side aspect windows, kitchen comprising matching range of eye and base level in-frame cupboards, butchers block worksurface area incorporating single bowl composite sink with mixer tap and drainer, electric AGA with tiled splashback, downlighting, ceiling timbers, doorway through to the dining room and secondary set of stairs rising to the first floor.

Dining Room

With underfloor heating, limestone tiled flooring, fireplace with stone mantle and hearth, cupboard with shelving housing the CCTV control, further cupboard, antique style radiator, downlighting, exposed ceiling timbers and rear aspect wooden framed window.

First Floor

Landing

Bedroom 1

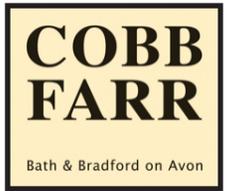
With front aspect double glazed wooden framed window taking in the far-reaching views, radiator, cast iron fireplace, range of wardrobes, drawers and bridging unit, downlighting.

Bathroom

With side aspect wooden framed double-glazed window, wash hand basin with mixer tap set into a two-drawer vanity unit, panelled bath with mixer taps and telephone shower attachment, low flush WC, shower cubicle with wall mounted thermostatic shower, downlighting, extractor fan, heated towel rail, part tiled walls, tiled floor, door leading to bedroom 3 and access to the loft.

Bedroom 3

With dual aspect to rear and side with double glazed wooden framed windows, radiator, recessed shelving and cast-iron fireplace.



Landing 2

Access from bedroom 3 and the staircase out of the kitchen with aspect to the rear, airing cupboard, storage cupboard and doors to bedroom 2, 4 and another bathroom.

Bathroom

With low flush WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard, panelled bath with mixer taps, glazed folding screen and thermostatic shower over, heated towel rail, tiled flooring, part tiled walls, shaver point, extractor fan and wooden window to rear aspect.

Bedroom 4

With wooden window to side aspect and radiator.

Bedroom 2

With dual aspect to front and side with far reaching views, radiators and downlighting.

Externally

To the front of the property from the lane there is a wooden picket fence and gate leading to a pathway past the sun patios to the stable style rear door. Slab steps lead past various sitting areas to the rear terrace.

The rear terrace has a hot tub, rose arbour, lavender planting and the terrace then splits into further areas with space for a lovely outside dining gazebo and on up to the summer house. Steps descend to the far side of the property where there is a greenhouse, oil tank and gated side access.

Lawns stretch to the northern and eastern side of the property where there are vegetable beds, further mature planting with privet hedges, hydrangea, hawthorn. The summer house with covered veranda, power, lights and broadband, further garden shed, composting area all enclosed via hedgerow fencing and leading onto open countryside and farmland.

There is off road parking for three vehicles and garage with mono pitch tiled roof, sliding and opening doors, power, light and water feed, separate fuse main, frosted side window, personal door out to the road.

An outhouse with catflap, power and a light is located just off the kitchen.