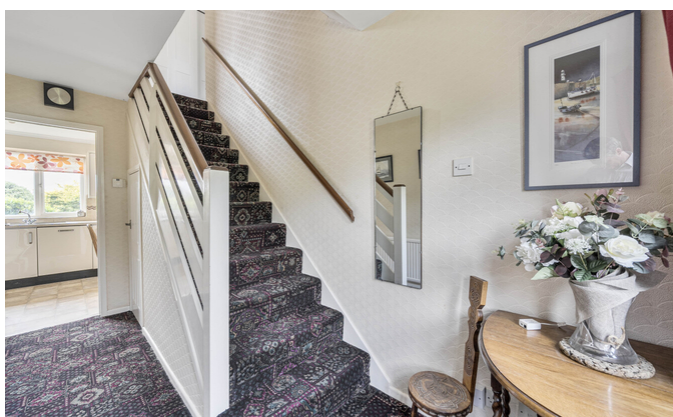


# Old Lane

Farmborough, Bath, BA2 0BW

COOPER  
AND  
TANNER



## £425,000 Freehold

A three bedroom detached dormer bungalow, located in a quiet position within the sought after village of Farmborough. The property benefits from driveway parking, an attached single garage and gardens to the front, side and rear. Views across the village can be enjoyed from the first floor and the property is being sold with no onward chain.



# Old Lane

## Farmborough, Bath

### BA2 0BW

 3  2  1 EPC E

## £425,000 Freehold

### DESCRIPTION

A three bedroom detached dormer bungalow, located in a quiet position within the sought after village of Farmborough. The property benefits from driveway parking, an attached single garage and gardens to the front, side and rear. Views across the village can be enjoyed from the first floor and the property is being sold with no onward chain. In brief the accommodation comprises an entrance hall with staircase rising to the first floor, dual aspect sitting room with feature fireplace housing a wood burning stove, kitchen with a range of white gloss wall and base units with worktops over and space for appliances, dining room and a downstairs cloakroom. There is a door from the dining room which leads into the garage and also a door from the rear lobby giving access to the garden. To the first floor there is a light and airy landing with a window enjoying views across the village and two large storage cupboards.. There is a dual aspect main bedroom with fitted wardrobes, two further bedrooms and a bathroom. Internal viewing comes highly recommended.

### OUTSIDE

To the front of the property there is a parking area with double wooden gates leading to driveway parking and the single garage. The garage has an electronic roller door with power and light. A pathway from here leads to the main entrance into the property. There are mature gardens to the front with flowerbeds and borders housing a variety of plants and shrubs along with a wooden summerhouse. Side access to either side of the property leads to the enclosed gardens at the rear which are terraced with lawned gardens, mature flowerbeds and borders, greenhouse, wooden shed and a selection of

plants, trees, shrubs and bushes. The gardens to the rear are encompassed by hedging and fencing.

### LOCATION

Farmborough is a village situated approximately 6 miles southwest of Bath. It has a primary school, public house, hair salon and a community run shop and café. The nearby village of Timsbury is a large and vibrant village. There is an active community with a pub, shop, doctor's surgery, community hall with library and primary school (St Mary's). The historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are many very good state and private schools in Bath and the area, with excellent private schools also in Wells and at Downside. The Bath schools include King Edwards, The Royal High School, Monkton Combe and Prior Park. The state schools in Bath and nearby Writhlington and Midsomer Norton have excellent reputations. The Mendip Hills provide a variety of leisure pursuits with horse riding, hunting, walking, cycling, diving and dry ski slopes all in the vicinity. Bath and Bristol are within easy commuting distance. Bristol Airport the M4 and M5 are all within easy reach.

### COUNCIL TAX BAND

D









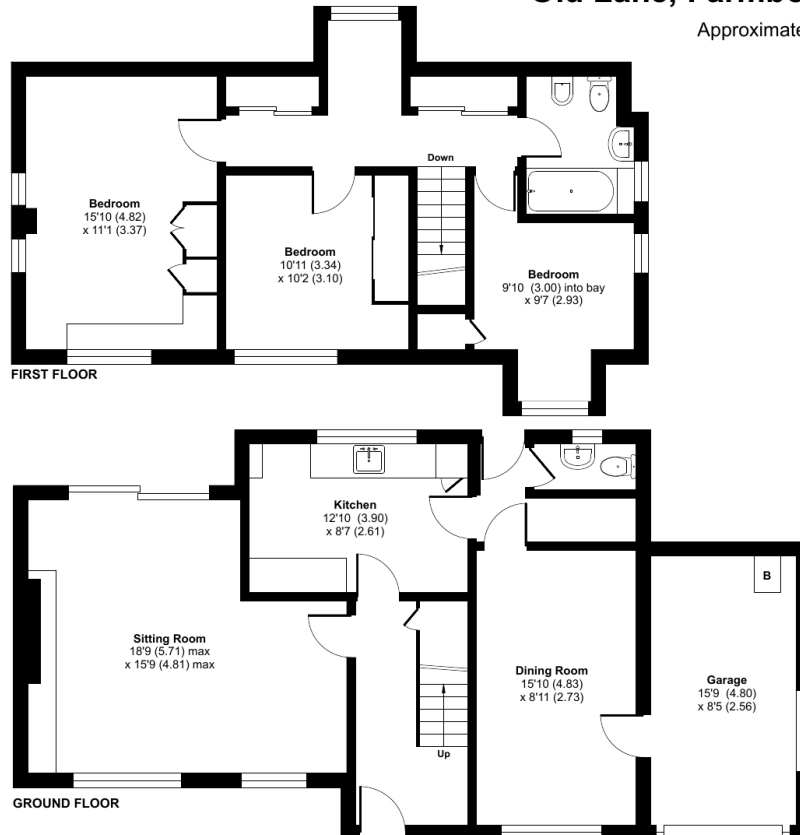
## Old Lane, Farmborough, Bath, BA2

Approximate Area = 1252 sq ft / 116.3 sq m

Garage = 130 sq ft / 12 sq m

Total = 1382 sq ft / 128.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1313862

### MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Somerset BA3 2HP

[midsomernorton@cooperandtanner.co.uk](mailto:midsomernorton@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the mass statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

