



2 Lower Stoke, Limpley Stoke

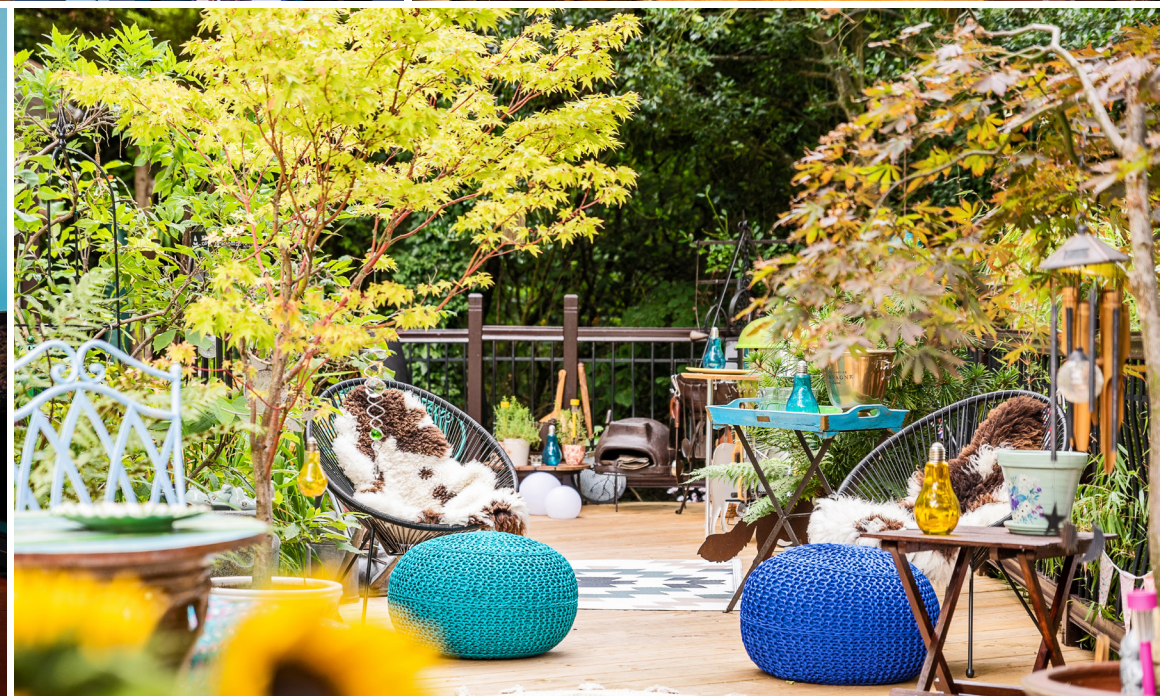
**COBB  
FARR**

# 2 LOWER STOKE LIMPLEY STOKE BATH BA2 7FU

Set in an elevated location with views over open fields and towards the Kennet and Avon canal, a three-bedroom detached single storey property, presented in immaculate condition, with the benefit of parking and large terraced garden.

TENURE: FREEHOLD

- Detached elevated single storey property with views
- Immaculate condition
- Three bedrooms
- Parking for at least four vehicles
- Large, terraced garden
- Fully double glazed and brushed chrome light fittings throughout
- Solid Oak flooring throughout



## SITUATION

Number 2 Lower Stoke is set in an elevated location overlooking the Limpley Stoke Valley and toward the River Avon and Kennet and Avon Canal. The property is surrounded by a selection of wonderful trees and overlooks open farmland.

The property is ideally located for easy access to the nearby town of Bradford on Avon and also the city of Bath, both within approximately a ten-minute drive. Both have access to stations as does the nearby village of Freshford.

Winsley, close by, has an outstanding farm shop, public house, general store and post office, doctor's surgery, rugby, bowls and cricket clubs, along with an outstanding OFSTED primary school. In addition, there are some stunning countryside walks in the area along the Kennet and Avon Canal and River Avon.

Bradford on Avon a picturesque market town, offering an excellent selection of public houses, restaurants, independent shops and a leisure centre.

The UNESCO World Heritage City Bath offers a wonderful array of chain and independent shopping, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and The Roman Baths and Pump Rooms.

Bath Rugby and Cricket Clubs are close to hand and world class sporting facilities are on the doorstep at Bath University. In addition, Combe Grove Manor Country Club is nearby on Claverton Down Road.

A number of excellent state and independent schools are within easy reach which include, Winsley Primary School, Freshford Primary School, St Lawrence School in Bradford on Avon, King Edward's School on North Road, Prior Park College and Monkton Combe School along with Ralph Allen, Beechen Cliff and Widcombe Junior Schools

Communications include a direct link to London Paddington, Bristol and South Wales from Bath Spa Railway Station. There is also easy access to London and the Southern Coastal Cities from Bradford on Avon railway station. The M4 junction 18 is approximately 12 miles to the north and Bristol Airport is 18 miles to the west. There is also convenient access to London and the south via the A36 and A303/M3 road network. In addition, there is a regular bus service into both Bradford on Avon and Bath City centre.

## DESCRIPTION

Believed to have originally been built in the 1920's, this detached property was extended and completely refurbished in the early 2000's, including a new roof, replumbed, rewired and new double-glazed windows installed.

In addition to the three good-size bedrooms, sitting room and kitchen/breakfast room, the property opens to the front onto a wonderful elevated decked terrace, currently adorned with numerous potted shrubs, plants and small trees, many of which the owners are prepared to leave for the current purchaser.

At road level, there is a large parking bay for at least four vehicles with steps leading up to the front of the property.

In general terms this is a most attractive property set on the edge of Bath, convenient for Bradford on Avon, and a viewing is strongly recommended by the sole agents Cobb Farr Residential.



# ACCOMMODATION

## GROUND FLOOR

### Reception Hall

With partially glazed front door, solid Oak flooring and double doors leading into kitchen/breakfast room.

### Kitchen/Breakfast Room

Fully fitted with a range of floor and wall mounted units, integrated appliances to include 4 ring gas hob, electric oven under, overhead chrome extractor hood, freezer and 2 butcher's trolleys. Space for larder fridge and washing machine, larder cupboard, down lighting, bowed window with views over the valley, solid Oak flooring and double doors leading into sitting room.

### Sitting Room

With solid wood flooring, high apex ceiling and feature fireplace with Bath stone surround and hearth, inset wood burning stove, triple aspect and French doors leading out to large decked terrace with views.

Returning to the hallway, door leads into Bedroom 1.

### Bedroom 2

With solid wood flooring, double aspect and bowed window, two shelving units and double wardrobe.

### Bedroom 1

Situated to the rear of the property with solid wood flooring, double aspect and space for wardrobe.

### Bedroom 3

Currently utilised as a study, solid wood flooring, space for wardrobe and with rear aspect.

### Bathroom

With white suite comprising bath, WC, wash hand basin, shower with glazed screen, fully tiled wall, down lighting, chrome ladder radiator, extractor fan, solid wood flooring and connecting door to bedroom 1.

## EXTERNALLY

The garden is mainly to the front of the property and comprises, gravel terrace immediately adjacent to the property which in turn leads onto a large elevated decked terrace, surrounded with numerous potted plants, shrubs and trees. Some of which may be available subject to negotiation. Within the terrace is a barbeque area, external lighting, water tap and space for hot tub. The terrace is fully enclosed by a balustrade with views to the front of the Limpley Stoke Valley towards the River Avon and Kennet and Avon canal.

The whole property is surrounded by numerous trees with steps to the front leading down to a parking area for at least four vehicles, and a bin store area.

To one side of the property is a wood storage/potting area with timber garden store. To the other side for the property is a small area bordered by post and rail fencing overlooking a wooded area.

## GENREAL INFOMATION

**Services:** Mains water, electricity are connected. Private drainage (fitted water treatment plant)

**Heating:** Gas fired central heating

**Glazing:** Fully double glazed throughout.

**Tenure:** Freehold

**Council Tax Band:** C - £1,867 (2022/2023)

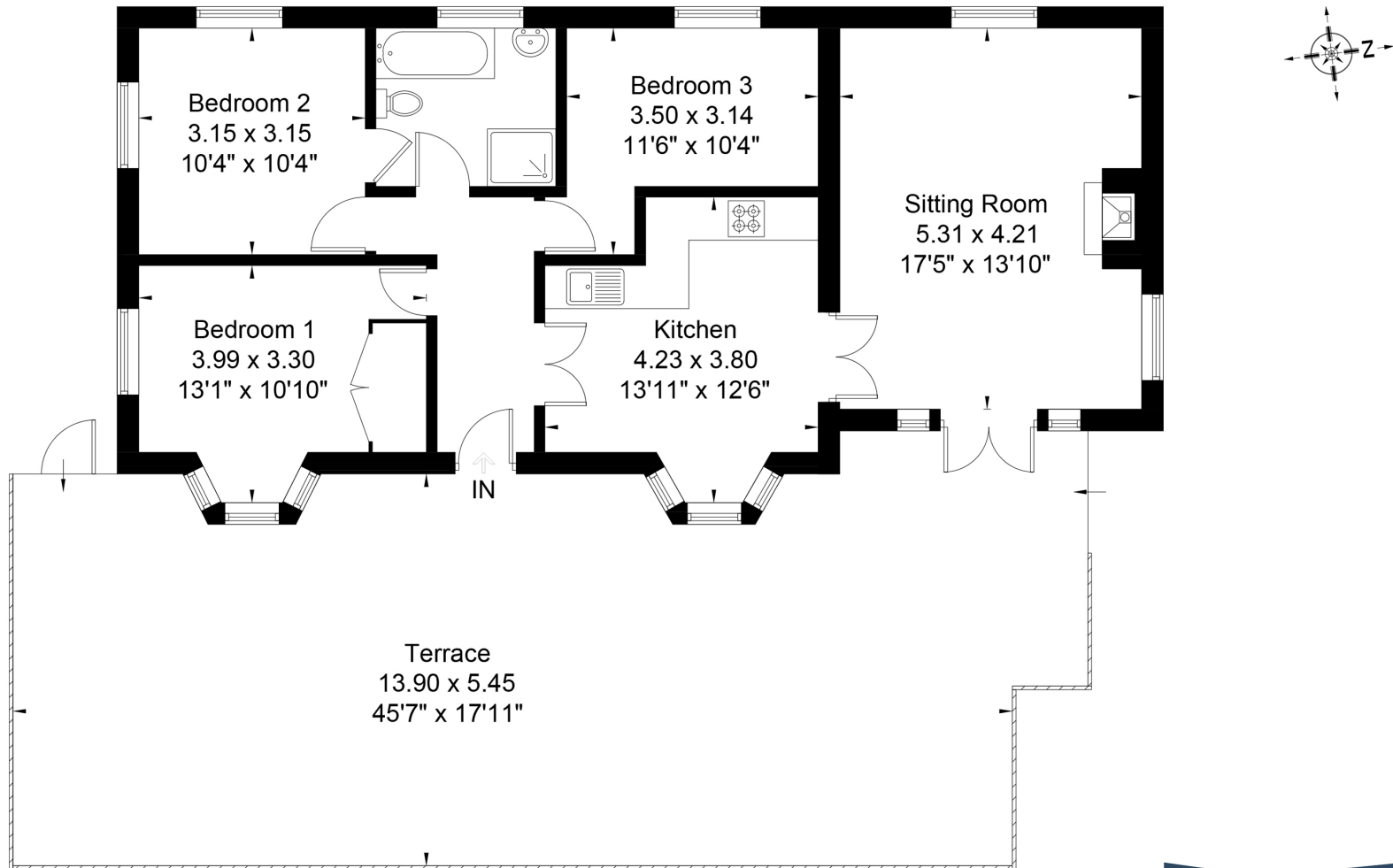
# FLOOR PLAN

## 2 Lower Stoke, Limpley Stoke, Bath BA2 7FU

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft

Terrace = 78.6 sq m / 846 sq ft

Total = 159.9 sq m / 1721 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 | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | [www.roomcpm.com](http://www.roomcpm.com) | © Room - Creative Property Marketing Ltd 2021





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