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155 Church Cottages, Winsley,
Wiltshire, BA15 2LH

£1,850 pcm

An Idyllic 3 bedroom cottage full of character and charm enjoying peaceful, private garden, set within the much sought after village of Winsley available for a 12 month tenancy on an unfurnished basis

Available mid July 2024

Unfurnished



Key Features

- Village Cottage
- Spacious Gardens
- Unfurnished may be available
- 3 Bedrooms
- Flexible living
- Pets considered at Landlord's discretion

Description

155 Church Cottages is an idyllic village home within the heart of Winsley. The property boasts 3 bedrooms with a spacious and private garden .

Internally, the property has flexible accommodation and flows well throughout. As you enter the property, you access a light kitchen which leads to a sunny dining room, a more recent addition to the property with French doors out to the garden. The ground floor also provides a cloakroom, utility/boot room, characterful living room with an inglenook fireplace and inset wood burning stove as its centre piece, 2 bedrooms, a study and a shower room. The study and bedroom 2 both enjoy French doors leading directly onto the courtyard. Upstairs there is a wonderfully spacious principal bedroom with an airy en suite.

Accommodation

Ground Floor

Porch

With wooden stable style door to:-

Kitchen

With range of floor and wall mounted units having laminate work surfaces incorporating 1½ bowl stainless steel sink and drainer with mixer tap, space for Aga, space and plumbing for dishwasher, partially tiled walls, side aspect double glazed stone mullioned window with tiled cill, Velux window, gas fired Valiant boiler providing domestic hot water and central heating, exposed and painted beams, terracotta tiled flooring, steps down open to:-

Dining Room

With French doors leading to the garden with windows to either side, underfloor heating, double panelled radiator, LED downlighting and doors to living room and

Cloakroom

With low flush WC, wash hand basin with mixer tap, double panelled radiator, stone tiled flooring, stained glass panelled door, extractor fan.

Boot Room/Utility

With cupboard having space and plumbing for a washing machine, space for tumble dryer, further storage space, part tiled flooring.

Living Room

With original inglenook stone fireplace having inset wood burning stove, stone hearth and exposed and painted lintel over, front aspect double glazed stone mullioned window with window seat, 2 double panelled radiators, built-in shelving, understairs cupboard, stairs rising to first floor, doors leading to bedroom 3 and study, exposed and painted beams.

Bedroom 3

With 2 double glazed side aspect windows (one being obscured), double panelled radiator, access to loft space, oak flooring, electric consumer unit.

Study Area

With French doors leading to garden, Velux window, oak flooring, doors to bathroom and bedroom 2, 2 double panelled radiators.

Shower Room

With walk-in shower having partially glazed screen and Mira shower, low flush WC, wash hand basin, heated towel rail, Velux window, stone tile flooring LED downlighting, extractor fan.

Bedroom 2

With French doors leading to the garden, side aspect double glazed stone mullion window, built-in wardrobes, oak flooring, double panelled radiator, access to loft space.

First Floor

Bedroom 1

With front aspect double glazed window with wooden shutters, Velux window, range of built-in wardrobes, door to:-

En Suite Bathroom

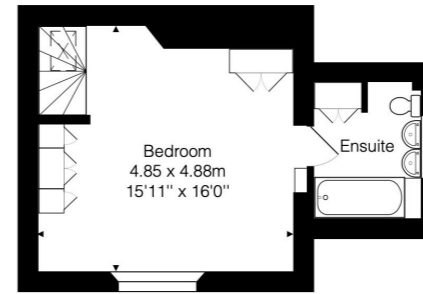
With double panelled radiator, exposed and painted beams, access to loft space, bath with mixer tap and shower over, partially tiled walls, side aspect double glazed stone mullioned window, tiled window cill, low flush WC, vanity unit incorporation twin wash hand basins, double storage cupboard, heated towel rail, LED downlighting, extractor fan, access to loft space.

Externally

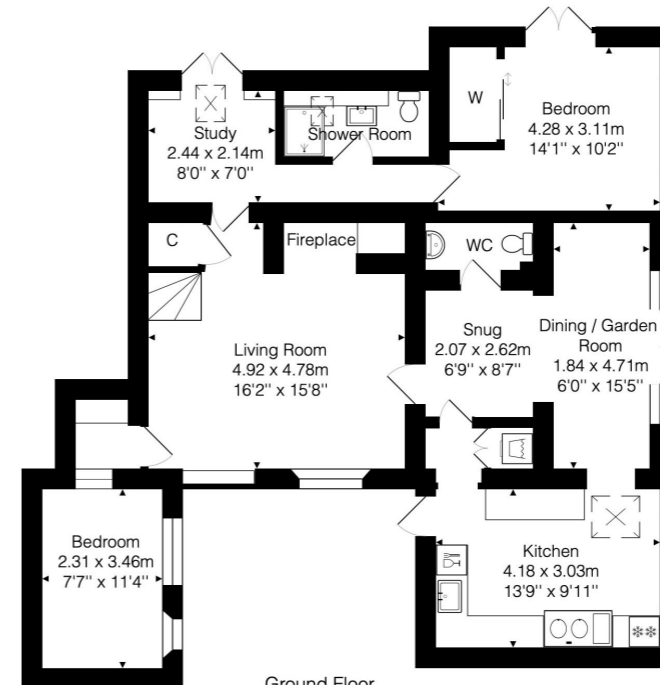
Garden

To the front of the property a low stone wall with picket fence over and pedestrian gate gives access to a gravelled courtyard garden leading to the front door.

The main garden is predominantly laid to lawn with paved and gravelled seating areas, pergola with wisteria, timber built workshop, shed, raised beds for planting, mature planting, shrubs and trees and external water feed. Double gates give access to the street.



First Floor
Area: 29.5 m² ... 318 ft²



Ground Floor
Area: 100.0 m² ... 1076 ft²

Total Area: 129.5 m² ... 1394 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcassessments.co.uk

General Information

Holding Deposit of 1 weeks rent £425.00

Damages Deposit of 5 weeks rent £2125.00

Heating: Gas fired central heating

Council Tax Band: Band E £2,555.32 Wiltshire Council

EPC rating : D

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