

Hobbs Wall

Farmborough, Bath, BA2 0BH

COOPER
AND
TANNER



£285,000 Freehold

A charming two bedroom mid terrace cottage, located on the outskirts of Farmborough with a good sized enclosed garden to the rear and driveway parking to the front for 2 cars. The property retains its character and charm throughout and viewing comes highly recommended.

Hobbs Wall

Farmborough, Bath

BA2 0BH

 2  1  1 EPC D

£285,000 Freehold

DESCRIPTION

A charming two bedroom mid terrace cottage, located on the outskirts of Farmborough with a good sized enclosed garden to the rear and driveway parking to the front for 2 cars. The property retains its character and charm throughout with the accommodation comprising an entrance hall with door into the lounge/diner which has a feature stone fireplace with inset wood burning stove. A door from here then leads through to the kitchen which has a range of fitted wall and base units with wooden worktops over and space for appliances. Stairs from here lead to the first floor and there is a door to the rear garden. In addition to the downstairs is the bathroom. To the first floor there are two bedrooms, one having a feature stone fireplace. Internal viewing comes highly recommended.

OUTSIDE

To the front of the property there is a driveway providing parking for two cars. The gardens to the rear are a good size with a lawned garden and mature flowerbeds, a patio area, paved pathway to one side and a selection of shrubs. There is a useful outbuilding within the garden which is currently being used as a gym but could easily be used as a home office or even just for storage. Attached to the outbuilding are two further storage areas. Beyond the outbuilding there is further garden, previously used as a large vegetable garden. The

gardens are encompassed by fencing and walling.

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

B





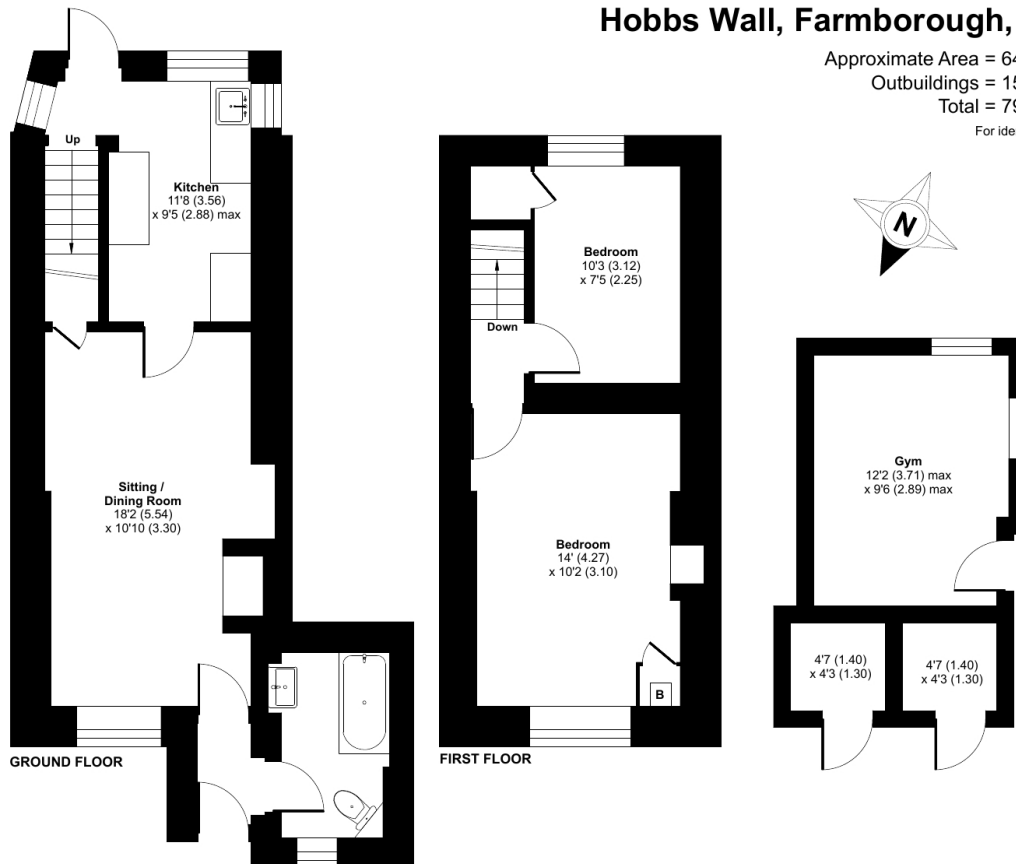
Hobbs Wall, Farmborough, Bath, BA2

Approximate Area = 645 sq ft / 59.9 sq m

Outbuildings = 153 sq ft / 14.2 sq m

Total = 798 sq ft / 74.1 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1358524

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Somerset BA3 2HP

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 m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS



OnTheMarket