



10 Middle Stoke Limpley Stoke Bath BA2 7GF

An extremely well presented 4 bedroom detached home set in an elevated plot with superb views and offering a separate studio, parking barn and workshop, two garages and no onward chain.

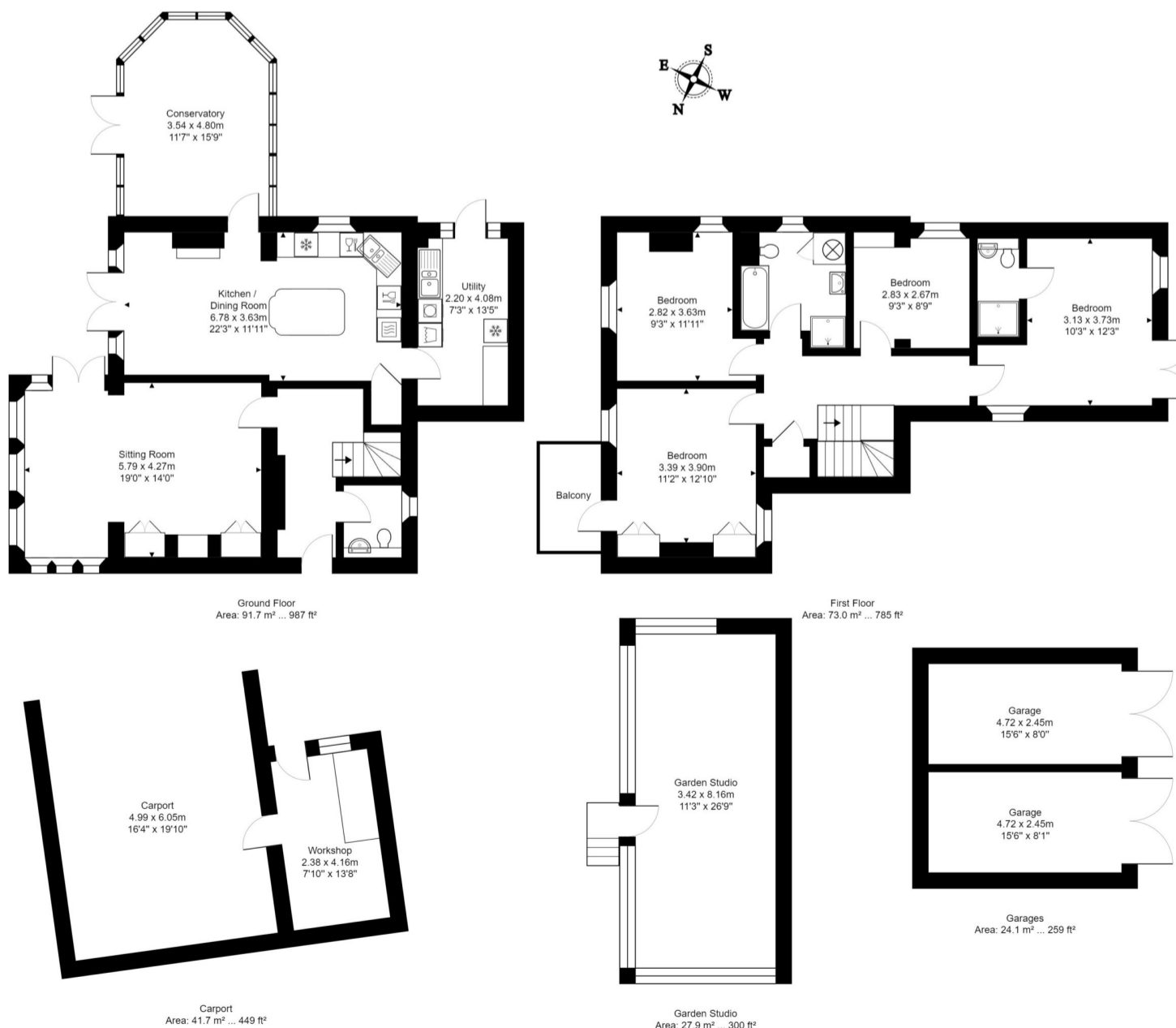
Property Features

- 4 bedrooms
- Detached stone house
- Conservatory
- Stunning Views
- Generous gardens
- Studio / home office
- Two garages

Tenure: undefined

£1,050,000

10 Middle Stoke



Total Area: 164.6 m² ... 1772 ft² (excluding balcony, carport, workshop, garden studio, garage)
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Accommodation

Ground Floor

Glazed entrance door leading to the hallway.

Hallway

With door to the cloakroom, stairs rising and turning to the first floor landing, doors then lead to the sitting room, kitchen/family room, tiled floor and double panelled radiator.

Cloakroom

With tiled flooring, low flush WC with concealed cistern, wash hand basin set into a plinth with a vanity cupboard below, tiled splashback, water heated towel rail, double glazed frosted window, high ceiling, alarm panel.

Sitting Room

With an open fireplace and wooden surround, marble insert and slate hearth, recesses either side with the shelving and cupboards, radiator, wall lights, decorative coving and an archway through to a large bay window with a stunning valley views to Limpley Stoke and Winsley beyond. Glazed doors with decorative Barcelona lock lead to the terrace.

The Kitchen/Family Room

Open plan; the kitchen area having a range of matching eye and base level units with granite work surface areas, matching central island with built in hob, built in dishwasher, high level electric ovens, microwave oven, pull out larder cupboard, low level built in fridge, low level built-in freezer, double glazed window to rear aspect, water heated towel rail, tiled flooring, downlighting, understairs storage area and a glazed door through to the utility room.

Utility Room

With tiled flooring, front and rear glazed doors, base level units with work surface areas incorporating 1 ½ bowl ceramic sink with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, space for upright fridge/freezer, wall mounted condensing boiler serving domestic hot water and central heating.

Family Area

With solid wooden floor, wall mounted wood burning stove window to side aspect overlooking the garden and stunning views and double doors leading out onto the patio.

Georgian style glazed door leading through to the Conservatory.

Conservatory

With solid wooden floor, glazed to three sides with a glazed pitched roof, power, lighting and double doors leading out to the patio which enjoys the countryside view beyond.

First Floor

Landing

With wooden panel doors leading bedrooms 1,2,3 and 4, family bathroom and generous cupboard housing the electric meter, double glazed window on the half landing turn. Access to the loft which is partially boarded and lited with a loft ladder and velux window in the roof.

Bedroom 1

With marvellous views, double panel radiator, dual aspect and a door leading out onto a roof terrace. Fitted double wardrobes with cupboard space above.

Bedroom 2

With dual aspect, stunning views and double panel radiator.

Family Bathroom

Comprising wall mounted WC with concealed cistern, jacuzzi bath with mixer tap, part tiled walls, tiled floor, down lighting, water heated towel rail, double glazed Georgian style window, wall mounted, wash hand basin with the mixer tap, vanity cupboard below, separate glazed shower cubicle with thermostatic wall mounted shower, extractor fan, down lighting and an airing cupboard with hot water cylinder.

Bedroom 3

With double glazed window to rear aspect, single panel radiator, various shelving and access to the loft.

Bedroom 4

A lovely guest room with double aspect Georgian style double glazed windows, double panel radiator, double doors leading out to the garden and the studio. Door through to en-suite:

En-Suite

Comprising low flush WC with concealed cistern, wash hand basin with mixer tap, vanity cupboard below, mirror with shaving light, downlighting, water heated towel rail, extractor fan and glazed walk-in shower cubicle with thermostatic chromed shower.

Externally

There is a parking barn, 2 garages and studio.

The parking barn is a detached, stone-built structure with space for two vehicles, a pitched roof, large workshop and tool shed to the side. It has power and light. Roof space is fully boarded and accessed via a loft ladder

Gardens encompass the property with numerous seating areas enclosed by flowering borders, fencing and mature hedgerow. Including a summer house and small shed

The driveway is shingle providing huge amount of off-road parking and is enclosed by a pedestrian and vehicular 5 bar gate. There is a wood store outside with power, courtesy lighting and water feed.

A pathway leads to the studio which is a timber building set onto a stone base with power and light, set behind the garage block of which two garages belong to #10. Both garages have power and light

There is a further parking space in front of that and a pathway from the garaging via a wrought iron gate to the property.



Situation

The property is most conveniently placed within the village of Limpley Stoke for easy access to central Bath, the market towns of Bradford on Avon and Frome. It is also close to some delightful open countryside with attractive country walks, in particular along the nearby River Avon and Kennet & Avon Canal.

There is a choice of popular public houses nearby and within easy walking distance is the village of Freshford with amenities including village store and café, railway station with regular services to Bath, Bristol, South Wales and the South Coast and an excellent primary school. There are a further four independent schools within easy reach of Limpley Stoke; Monkton Combe School, Prior Park College, The Paragon School and also King Edwards, together with Ralph Allen and Beechen Cliff, both excellent state schools.

The World Heritage City of Bath offers a range of independent and chain retail outlets together with many other amenities which include a number of fine restaurants and wine bars, the Theatre Royal, world class sporting facilities at Bath University and nearby Combe Grove Country Club. A mainline railway station providing direct access to London Paddington approximately 90 minutes, the city of Bristol and South Wales.

Description

10 Middle Stoke lies in an elevated plot of approximately 1/3rd of an acre with spectacular views of the Limpley Stoke valley.

The property is accessed from the lane where there are two single garages and parking, the wrought iron gate leads to a path past the studio to the main door. One can also drive down the track to the parking barn and workshop which is gated leading to the shingle driveway.

Once inside, the principal rooms all face in the direction of the valley taking in the superb vista. These rooms are the sitting room which has a lovely fireplace and glazed bay window along with a door to the terrace, the family room and the conservatory. The kitchen is open to the family room and has fully fitted units and integrated appliances along with a separate utility / boot room.

Upstairs there are 4 bedrooms and a family bathroom – one of the bedrooms has an ensuite and direct access to the garden.

The garden wraps around the house and has mature planting with a multitude of seating areas to enjoy the view. The studio is set between the house and the garages on the lane and provides an ideal home office or could double as a generous garden room.

General Information

Tenure: Freehold

Services: All main services are connected.

Heating: Gas fired central

Council Tax Band: G

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