

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

Residential Sales



Midford, Nr Bath



Floor Plan

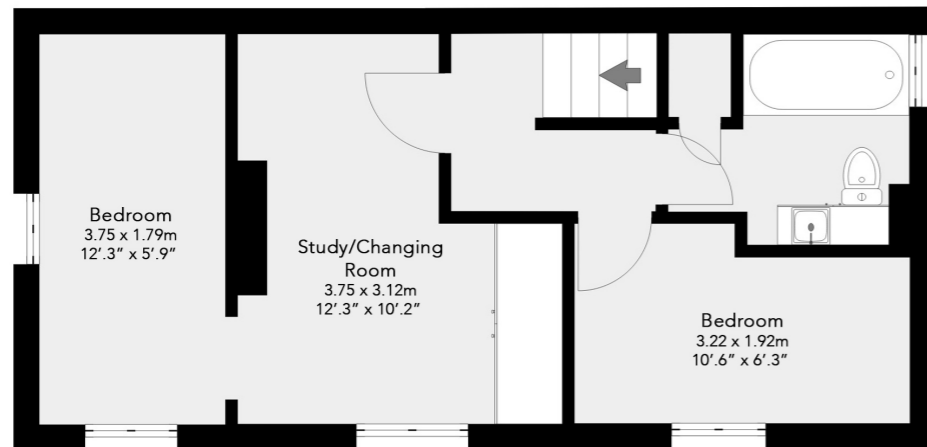
Mitford Cottage, Midford, BA2 7DD



Ground Floor



First Floor



Total Floor Area

(approx)
59.85 Sqm
644 Sqft

Mitford Cottage Midford Bath BA2 7DD

An attractive stone cottage nestled in a generous, flowering garden on the outskirts of Bath. Offering 2 bedrooms, refurbished accommodation and no onward chain plus a parking space.

Tenure: Freehold

£395,000

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



Situation

Mitford Cottage is a stone-built period property attached to a similar house and set in this most popular of villages, on the outskirts of Bath.

It is surrounded by rural countryside with lovely walks, but within only a few minutes' drive from amenities such as the Sainsburys supermarket at Odd Down together with the village area of Bear Flat offering an assortment of retail outlets.

The property is well placed for easy access to various schools to include Beechen Cliff, Ralph Allen, Hayesfield and a number of private schools to include King Edwards and Prior Park. Nearby villages include Hinton Charterhouse , Norton St Philip and Freshford.

The city centre of Bath is of approximately a 10 minute drive and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world-famous international music and literary festival, the attractions at The Roman Baths and Pump Rooms and an array of art galleries and museums.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west and a well-served bus route with a stop just 100 yds away.

General Information

Services: All main services are connected. Septic Tank

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: D

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

The property is approached from its private parking space via an ironwork gate, to a path meandering through the garden to the front and rear doors of the cottage.

Once inside the charm of the cottage is clear; period features, newly installed heritage windows, exposed wooden floors and a pleasant, leafy outlook from each window. The ground floor accommodation comprises an open plan living / dining room, ample storage and a well-appointed kitchen which opens to and overlooks the garden. Upstairs there is a family bathroom and two bedrooms with the larger of the two having a dressing area/flexible use of space.

Externally, the gardens enjoy a great orientation and have distinct areas of seating, lawn, raised vegetable beds along with two stores.

Accommodation

Ground Floor

Front door leads into the hallway.

Hallway

With stairs rising to the first-floor landing, shallow cupboard with consumer unit and metre box, further storage cupboard with shelving and gas metre and wall mounter thermostat.

Utility/Laundry Room

With space and plumbing for washing machine, shelving, low level heater, flag stone flooring and wall mounted Worcester boiler.

Open Plan Sitting/Dining Room

With side aspect window, double opening French doors with Georgian glazing bars leading out onto the courtyard, antique bespoke radiators, recessed shelving, lovely fireplace with inset wood burning stove, exposed ceiling timbers, wall lights, downlighting, solid wooden floor and door through to the kitchen.

Kitchen

Comprises a matching range of eye and base level units, butcher block work surface, single bowl ceramic sink, mixer tap, built-in fridge/freezer, slimline dishwasher, double oven below, electric 4 ring hob, extractor with light over, glazed splashback, wooden upstand, power points, built-in microwave oven, side aspect double glazed window and door leading out onto the patio.

First Floor

Landing

With doors to all bedrooms and bathroom.

Bathroom

Comprises low flush WC with concealed cistern, separate bath, monsoon shower head on thermostatic shower, concertina glazed shower screen, wash hand basin with mixer tap, vanity cupboard below, dual fuel towel rail, part tiled walls, tiled flooring, extractor fan, down lighting and double-glazed window.

Dressing Room

With a range of built-in wardrobes and shelving, window overlooking the garden and archway through to bedroom 1.

Bedroom 1

With vaulted ceiling, porthole window with stained glass, front aspect double glazed window and antique style radiators.

Bedroom 2

With large window overlooking the garden.

Externally

To the front of the property is a hard standing off road parking space for a single vehicle. A wrought iron gate leads to steps descending to the front path which winds through the front garden.

The garden is laid to lawn with mature flowering borders, contained by mature trees, picket and privacy fencing, hedgerows, arbour, pond, raised vegetable beds and a lovely terrace to the front of the property giving a perfect dining space.

To the side there are timber sheds for garden storage.