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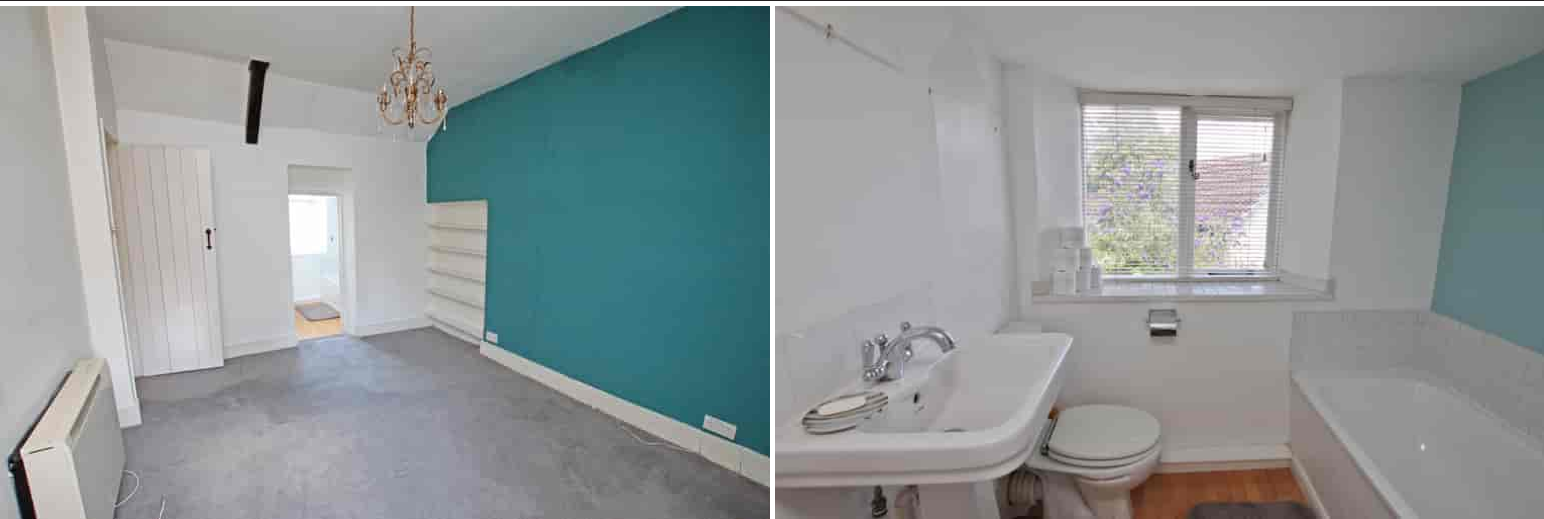
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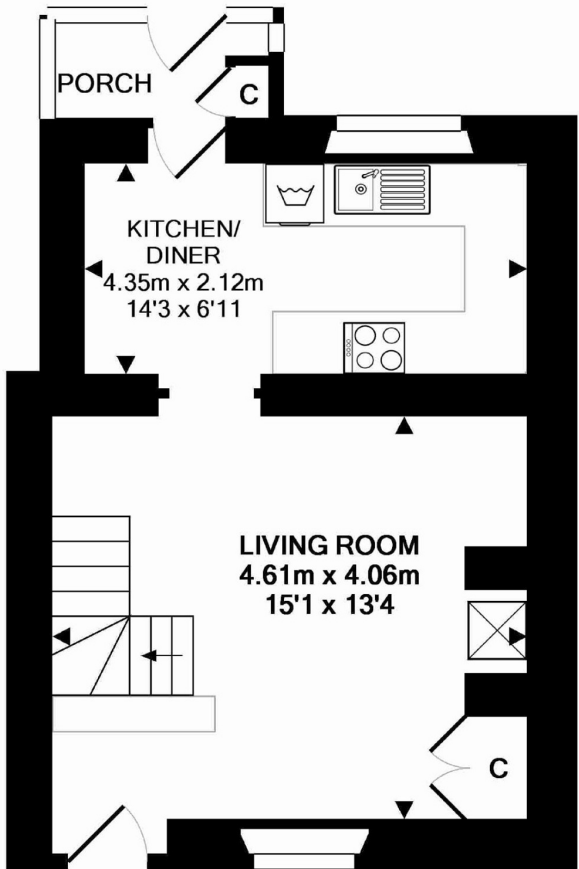
Residential Sales



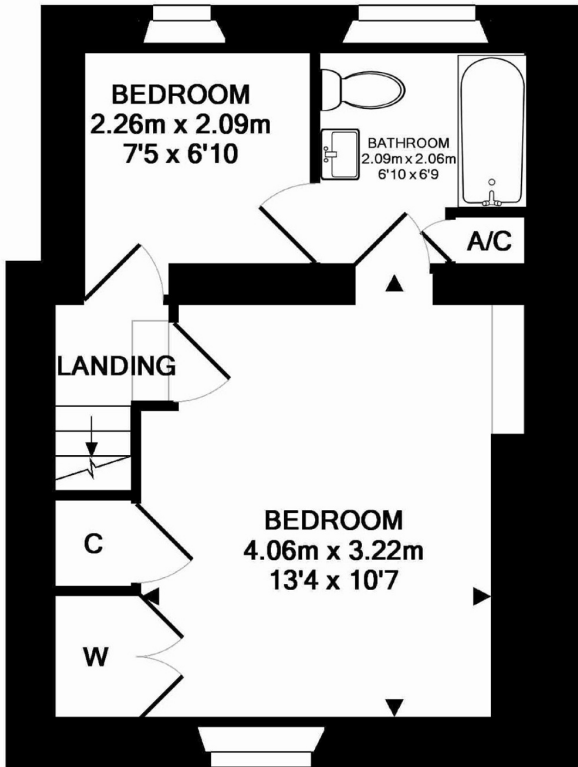
Monkton Farleigh, Wiltshire







GROUND FLOOR  
APPROX. FLOOR  
AREA 31.6 SQ.M.  
(340 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 28.5 SQ.M.  
(306 SQ.FT.)

TOTAL APPROX. FLOOR AREA 60.1 SQ.M. (647 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Crumble Cottage  
68 Monkton Farleigh  
Wiltshire  
BA15 2QJ

A pretty 2 bedroom end of terrace house sitting in the heart of this sought after village benefitting from many period features and stunning garden.

Tenure: Freehold

£325,000

# Situation

This delightful village of Monkton Farleigh is situated almost midway between the market town of Bradford on Avon and the World Heritage City of Bath. The village itself provides amenities including a primary school and a public house. The nearby town of Bradford on Avon provides a range of individual retail outlets together with amenities including a library, health centre, swimming pool and a railway station giving access to the cities of Bath, Bristol and Salisbury. Monkton Farleigh is also within the catchment area of St Lawrence School within Bradford on Avon.

The World Heritage City of Bath is also nearby providing a full range of retail outlets plus amenities to include excellent restaurants, the Theatre Royal, and a main line railway station which gives direct access to London Paddington, Bristol and South Wales.

# General Information

Services: Mains water, electricity, and drainage  
Heating: Electric panelled radiators  
Council Tax Band: Band C – 1,725.25  
Local Authority: Wiltshire Council

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# Description

Crumble Cottage is approached via stone steps from the High Street to the front door through an elevated courtyard.

Once inside, the sitting room boasts an attractive fireplace with inset wood–burning stove, exposed floorboards, under–stairs study area and has an open doorway through to the kitchen/diner. The kitchen has matching units and tiled work surfaces with a view over the rear garden.

Upstairs there are 2 bedrooms which both have access to the bathroom.

Externally to the rear there is a beautiful garden with timber garden shed providing ample storage.

The property also enjoys a right of way over the neighbouring properties for access.

# Accommodation

## Ground Floor

Wooden front door leading to:–

### Entrance Hallway

open to:–

### Sitting Room

with stairs rising to first floor, front aspect window, stripped and exposed wooden floorboards, feature fireplace with wooden mantel, inset wood–burning stove and stone hearth, recessed shelving, recessed cupboards, wall lights, exposed ceiling timbers, storage heater, high level metre cupboard, downlighting, door way to:–

### Kitchen/Dining Room

with a range of floor units having tiled work surface areas incorporating stainless steel sink with mixer tap and drainer, part tiled walls, downlighting, shelving, 4 ring electric hob with electric oven under, space and plumbing for washing machine, terracotta tiled flooring, rear aspect opening window, storage heater, part glazed stable style door to:–

### Rear Porch

with terracotta tiled flooring, space for low level fridge and freezer, built–in cupboard, glazed rear door to garden.

## First Floor

### Landing

with wooden panelled doors giving access to bedrooms 1 and 2, access to loft space, downlighting.

### Bedroom 1

with front aspect opening window, built–in wardrobes and storage cupboards, exposed ceiling timbers, telephone point, recessed shelving, storage heater, door to “Jack and Jill” Bathroom.

### Bedroom 2

with rear aspect window, stripped and painted wooden floorboards, storage heater, downlighting, door to:–

### “Jack and Jill” Bathroom

with pedestal wash hand basin with mixer tap, low flush WC, panelled bath with mixer tap and telephone style shower attachment, electric heated towel rail, part tiled walls, laminate flooring, rear aspect window, built–in cupboard housing hot water cylinder.

## Externally

To the front of the property there is a pretty shingled garden.

To the rear there is a long garden predominantly laid to level lawn with mature shrubs, trees and flower border and being enclosed by fencing. In addition there is timber built shed providing storage.

The property has right of way across neighbouring cottage garden for access.

