





# 20 Lower Stoke Limpley Stoke Bath BA2 7FP

A flexible and spacious 4 bedroom, 3 storey house set in this most popular village. Once the village Post office, it now offers newly refurbished accommodation with fine valley views both internally and externally.

## Property Features

- 4 bedrooms
- Generous garden
- Scenic views
- Ensuite facilities
- Refurbished accommodation
- Multiple reception rooms

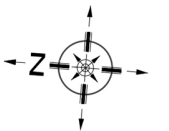
Offers in Excess of

Tenure: Freehold

£700,000

## 20 Lower Stoke, Limpley Stoke, BA2 7FP

Approximate Gross Internal Area = 171.7 sq m / 1847 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024





# Accommodation

## Ground Floor

Part obscured glazed wooden front door leading to the entrance hall.

### Entrance Hall

With tiled flooring, understairs storage cupboard, stairs rising to the first-floor landing and doorway through to dining room.

### Dining Room

With large rear aspect Georgian style sash window, antique style radiator, inset fireplace with Chesney wooden burning stove and stone hearth, exposed wooden floorboards and doorway through to the kitchen.

### Kitchen

Comprising low-level stainless-steel units, space for double width range, space for upright fridge/freezer, space and plumbing for dishwasher, exposed flooring, front aspect window and door with plantation style shutters, cast iron fireplace with wooden surround and mantle, bespoke hearth, antique style radiator, downlighting, detailed coving and part tiled walls.

### Utility Room

With tiled flooring, side door leading out to the garden, space for tumbler dryer, space for washing machine, side aspect Georgian style sash window, range of cupboards and shelving, door through to cloakroom.

### Cloakroom

Comprising low flush WC, side aspect obscured window glazed window and cupboard which leads to the boiler room.

### Boiler Room

With storage and wall mounted Worcester boiler.

## First Floor

### Landing

With storage cupboard, engineered oak wooden floor which runs into the sitting room and stairs rise again to the upper floor.

### Sitting Room

With engineered oak wooden floor, double glazed bay window, feature fireplace with inset woodburning stove, downlighting, antique style radiator.

### Reception 2/Bedroom 4

With engineered oak wooden floor, antique style radiator, double glazed opening window, view over the garden and countryside beyond and recessed area which is ideal for a miniature study with rear aspect window.

## Second Floor

### Landing

Access to the loft, Velux style window, louvre door airing cupboard with striped linen shelving and hot water cylinder.

### Bedroom 1

With 2 front aspect double glazed window, antique style radiator, feature cast iron fireplace, wall lights, walk in wardrobe and door through to en-suite.

### En-Suite

Comprising low flush WC, pedestal wash hand basin, walk in 1½ width shower cubicle, extractor fan, downlighting, part tiled walls and tiled flooring.

### Bedroom 2

With rear aspect double glazed window, antique style radiator, cast iron fireplace and downlighting.

### Bedroom 3

With rear aspect double glazed window, antique style radiator and downlighting.

### Family Bathroom

Comprising low flush WC, small bath with mixer taps and shower over, pedestal wash hand basin, hot and cold taps, downlighting, extractor fan, part tiled walls, tiled flooring and side aspect frosted window.

## Externally

The rear garden has an area of slabbed patio, herb garden and steps which lead down to 3 good sized areas of level lawn.

A bark and shingle pathway giving side access from the gate at the front and down the side to the rear garden. The rear garden is enclosed by privacy closed board fencing, sleepers and mature hedgerow, covered wood store, sleeper garden feature, 3 tiers are retained by treated sleepers, lovely view of the fields of Winsley Hill and going to Conkwell woods.





## Situation

20 Lower Stoke is set in an elevated location overlooking the Avon Valley, the River Avon, and the Kennet and Avon Canal, all of which are a 5 minute walk away from the property.

The property is ideally located for easy access to the city of Bath and the nearby town of Bradford on Avon, both within approximately a ten-minute drive. Both Bath and Bradford on Avon have access to railway stations as does the adjoining village of Freshford, which also benefits from a highly sought after Primary School, public house, local shop and café.

Winsley, close by, has an outstanding farm shop, public house, general store and post office, doctor's surgery, rugby, bowls and cricket clubs, along with an outstanding OFSTED primary school.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent shopping, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and The Roman Baths and Pump Rooms.

Bath Rugby and Cricket Clubs are close to hand and world class sporting facilities are on the doorstep at Bath University including a 50m swimming pool. In addition, Combe Grove Manor Country Club is nearby on Claverton Down Road.

Bradford on Avon is a picturesque market town, offering an excellent selection of public houses, restaurants, independent shops and a leisure centre.

A number of excellent state and independent schools are within easy reach which include, Winsley Primary School, Freshford Primary School, St Lawrence School in Bradford on Avon, King Edward's School on North Road, Prior Park College and Monkton Combe School along with Ralph Allen, Beechen Cliff and Widcombe Junior Schools

Connections include a direct link to London Paddington, Bristol and South Wales from Bath Spa Railway Station. There is also easy access to London and the Southern Coastal Cities from Bradford on Avon railway station. The M4 junction 18 is approximately 12 miles to the north and Bristol Airport is 18 miles to the west. There is also convenient access to London and the south via the A36 and A303/M3 road network. In addition, there is a regular bus service into both Bradford on Avon and Bath City centre

## Description

20 Lower Stoke has undergone much renovation in the recent past and now boasts extensive living space set to 3 storeys. It was originally the village Post Office but has now been reconfigured into cohesive residential accommodation. The kitchen is now set on the ground floor, which has created an exceptionally light and spacious entertaining space. The dining room overlooks the garden which is lawned in 3 tiers and has wonderful views of the Avon valley.

The ground floor is completed by a utility/boot room, cloakroom and store.

Upstairs there are high ceilings and engineered oak floor throughout, with a newly installed wood burner in the main sitting room. There is a bedroom to the rear which could easily be utilised as a second sitting room, large office or guest room.

The top floor offers 3 lovely bedrooms all with fine views, ensuite facilities to bedroom 1, and a generous bathroom.

## General Information

Services: Mains water, electricity are connected.

Heating: Gas fired central heating

Glazing: Fully double glazed throughout.

Tenure: Freehold

Council Tax Band: F

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