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Residential Sales



Midford Lane, Bath

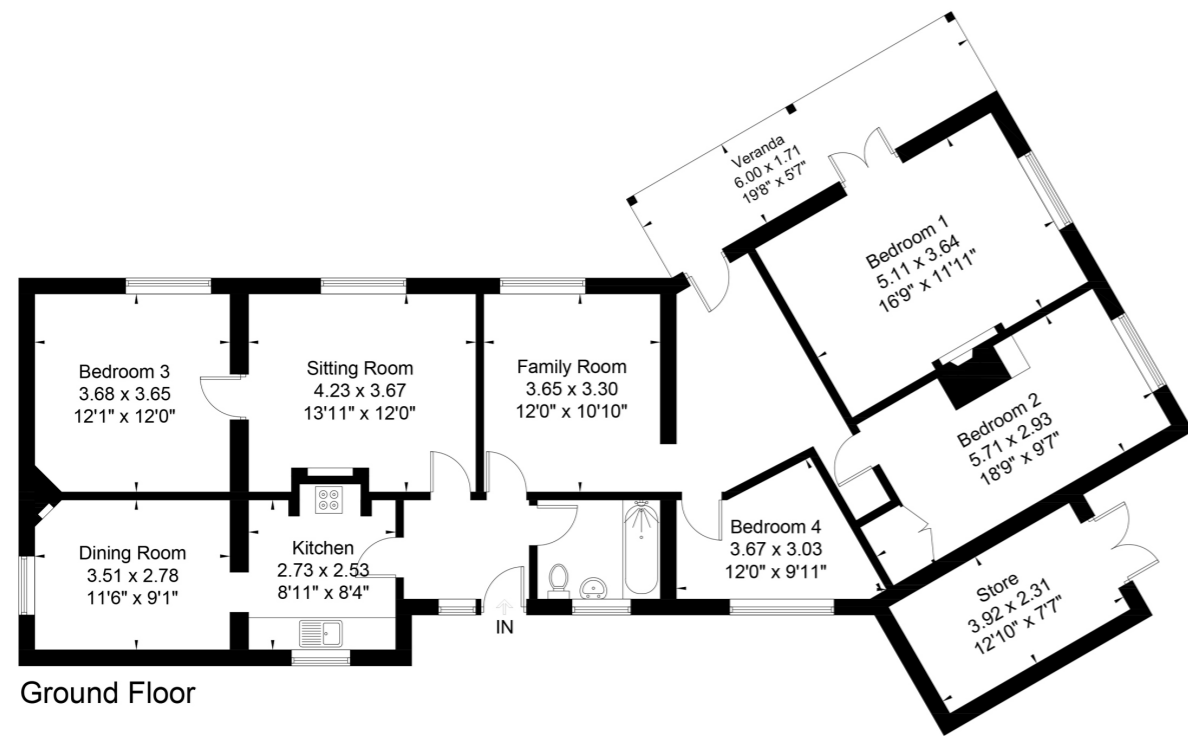


# Floor Plan



## Field Cottage, Midford Lane, Limpley Stoke, BA2 7GW

Approximate Gross Internal Area (inc. store) = 140.1 sq m / 1508 sq ft



## Field Cottage Midford Lane Limpley Stoke Bath BA2 7GW

An opportunity to acquire a single storey property, ready for modernisation or full redevelopment (subject to the relevant consents) set in a generous plot measuring approximately 0.6 acres with countryside views.

Tenure: Freehold

**£675,000**





## Situation

The property is most conveniently placed in the edge of the village of Limpley Stoke for easy access to central Bath, the market town 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.

Limpley Stoke has two popular public houses and a hotel. Within easy walking distance is the village of Freshford with amenities including a doctor's surgery, general grocers store, post office, 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.

The World Heritage City of Bath offers a full 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 and also a mainline railway station providing direct access to London Paddington approximately 90 minutes, the city of Bristol and South Wales.

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## General Information

Services: All main services are connected and septic tank

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: E

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## Description

Field Cottage is a detached bungalow set in a more than generous plot totalling approximately 0.6 acres of level gardens.

The property lends itself to either full refurbishment, a rebuild or the possibility of two dwellings – all these would require consent from all the relevant parties.

The gardens enjoy a fine, semi-elevated view and has ample room for parking as well as mature trees and flowering borders.

## Accommodation

### Ground Floor

Wooden and part glazed front door leading to entrance hall.

#### Entrance Hall

With wooden floorboards, double panelled radiator and archway through to snug.

#### Snug

With double glazed window to front aspect, double panelled radiator, wooden floorboards and door through to rear lobby.

#### Rear Lobby

With wooden doors through to kitchen, bathroom and dining room.

#### Dining Room

With double glazed window to front aspect, double panelled radiator, fireplace and gas point.

#### Kitchen

With wooden flooring, worksurface, single bowl stainless steel sink, space and plumbing for dishwasher and washing machine, space for upright oven in fireplace, wall mounted Ideal gas boiler, double glazed window to rear aspect and doorway through to breakfast/utility room.

#### Breakfast/Utility Room

With double glazed window, single panelled radiator, fireplace with tiled surround, high level meters and consumer unit.

#### Bathroom

With WC, pedestal wash hand basin, tiled splash back, bath with mixer tap, Mira shower unit over, part tiled walls, double panelled radiator, access to loft and frosted double glazed window to rear aspect.

#### Bedroom 2

Leading off the dining room with double glazed window to front aspect and double panelled radiator.

#### Bedroom 3

With double glazed window to rear aspect and radiator.

#### Bedroom 1

With double glazed window to side aspect, radiator and built in wardrobes.

#### Sitting Room

With patio doors leading out to the front and side, stone open fireplace with stone hearth and surround, 2 single panelled radiators and wall lights.

### Externally

The property is accessed via a pillared driveway with wrought iron double gates leading to a parking area for numerous vehicles. The gardens are mainly laid to level lawn with mature trees and flowering borders. The property sits to the south westerly edge of the plot with rear and side access, outside water feed and pillared porch to front.