

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

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The Old Courtyard, Dark Lane,
Freshford, Somerset, BA2 7TT

£1,925 pcm

The Old Courtyard is a beautifully renovated maisonette within a period property set in the popular village of Freshford boasting two reception rooms, two double bedrooms with a third double bedroom/studio all benefiting from en-suite facilities enjoying a sunny courtyard garden and parking.

End of January 2025

Unfurnished

Key Features

- Character property in sought after village
- Sunny courtyard garden
- Separate bedroom/studio with en-suite facilities
- NO PETS
- Off road parking
- 2 double bedrooms both with en suite facilities
- Period features

Description

Set in the beautiful and popular village of Freshford which is located a short drive outside of Bath, this maisonette is a short stroll from Freshford train station benefitting from links to Bath, Bristol, London and beyond. This 2/3 bedroom maisonette has many period features including exposed stone walls and enjoys an almost open plan yet cosy feel. Two of the double bedrooms are found within the maisonette itself each boasting high specification en-suite facilities and built in bespoke wardrobes. The maisonette provides flexible living with the addition of a further room separate to the maisonette and accessed via the property's very private yet sunny courtyard garden. This room could be utilised as an occasional bedroom as it also has en-suite facilities and would work equally well as studio/study/workroom. The maisonette enjoys off road parking for one car.

Accommodation

Wooden part glazed front door into:

Lounge

with exposed stone feature walls, wood flooring with under floor heating throughout the ground floor, down lighting, large wooden single glazed window to side overlooking courtyard, fitted bespoke storage cupboards with shelving over either side of a Bath stone fireplace with a Flavel wood burning stove set onto a slate hearth. Exposed Stone into:

Kitchen/Diner

with a range of hand painted wall and floor units housing an integrated Zanussi dishwasher, Electrolux fridge/freezer, single electric oven with a five ring Normande gas hob and black extractor fan over, white Belfast sink with brass mixer tap all set into a reconstituted marble work surface, single glazed window to side, down lights, part tiled walls, stairs rising to first floor with storage cupboards set in to under stair area housing plumbing for washing machine and door to:

Cloakroom

With white pedestal W.C and small white sink with chrome mixer tap, tiling and down lights.

Exposed stone arch into Dining Room

With large single glazed window to side overlooking parking area and smaller single glazed window to back, white panelled wooden back door accessing parking area, large bespoke floor to ceiling storage cupboard, further bespoke cupboards, three pendent lights.

First floor

Landing

with small single glazed window to side and a further original Georgian sash window to side door into:

Bedroom 1

With wall lighting, cast iron style radiator, double glazed window overlooking courtyard area, wooden beam, dressing area with cupboard housing Worcester boiler providing heat and domestic hot water, further built in double and single wardrobes with internal lighting, door into:

En-suite

with white bathroom suite comprising of a pedestal W.C, wash hand basin with chrome taps, freestanding roll top bath with chrome mixer tap and hand held shower attachment, extractor fan, wall lights, double glazed window to side, tiled flooring, chrome towel rail.

Bedroom 2

With small single glazed window to side with storage cupboard under, original Georgian sash window to side, cast iron style radiator, two built in double wardrobes with internal lighting either side of dressing table with wall light over, additional wall lights, small double doors into:

En-suite

With large shower cubicle with glass doors, tiling and chrome thermostatic shower with small rain head shower, white wash hand basin set into bespoke vanity unit with chrome taps, white W.C, wooden panelling, chrome ladder style radiator, wall lights, double glazed window to side.

Externally

Bedroom 3/Studio

Accessed across the courtyard garden glazed double doors lead into bedroom 3/studio with wooden flooring and under floor heating, small double glazed window overlooking courtyard, double doors into:

En-suite

With small double glazed window to front, white suite comprising w.c, wash hand basin, shower cubicle with glass doors, tiled walls, electric shower with riser.

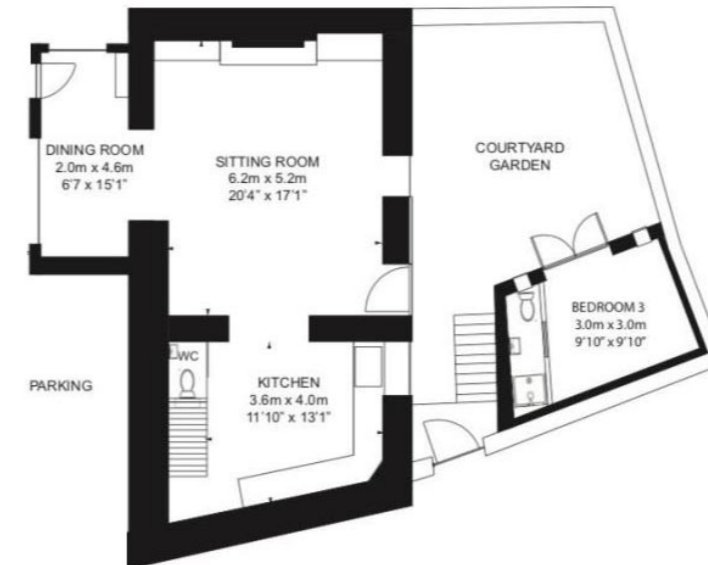
Outside

With a hard standing parking area for one car to one side of the property and a gate accessing the other side with steps down to a sunny and secluded courtyard garden area from which Bedroom 3/Studio is accessed.

FIRST FLOOR



GROUND FLOOR



Approx Gross Internal Area
1282 Sq Ft - 119.18 Sq Mt

General Information

EPC Rating D

Council Tax BANES

Holding Fee £440.00

Damages Deposit £2200.00

AGENTS NOTE : Historical pictures have been used to show furniture in place

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