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Residential Sales



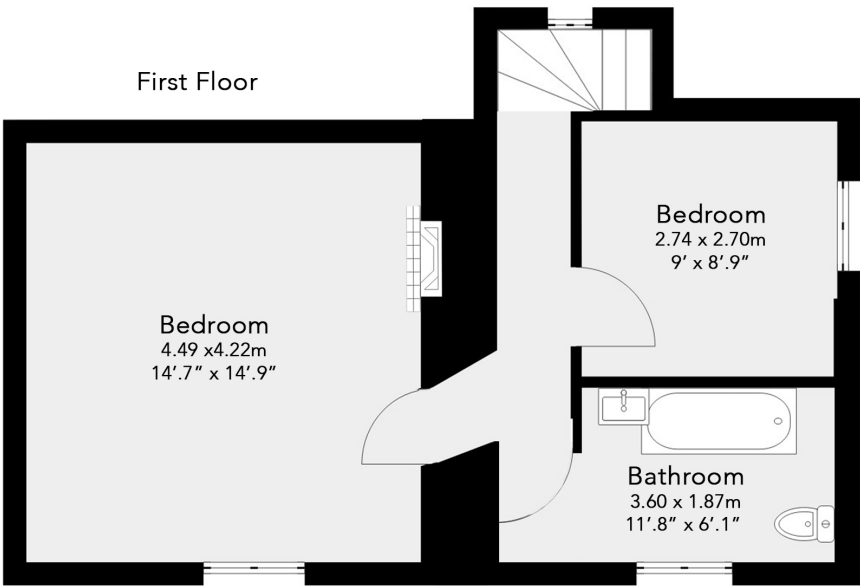
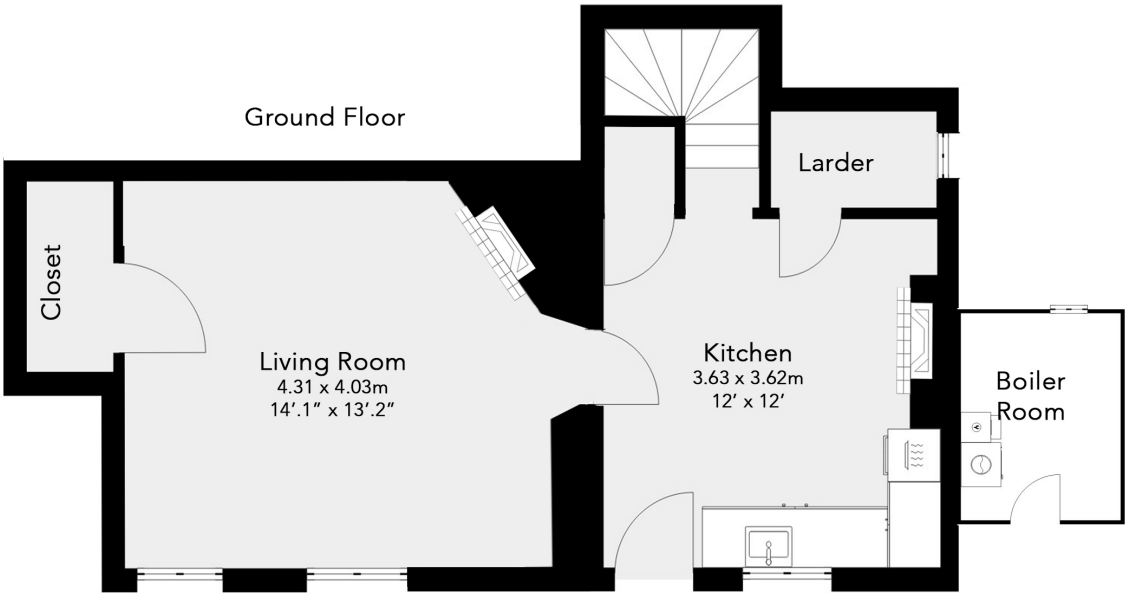
Claverton Village, Nr Bath



Floor Plan



Basset Cottage, Claverton, BA2 7BG



Total Floor Area
(approx)
81.9 Sqm
882 Sqft

Bassett Cottage
Claverton
Bath
BA2 7BG

A quintessential country cottage which has rarely seen the market offering two bedrooms, generous living room, lawned gardens, parking, views of local countryside and scope to extend subject to the relevant consents.

Tenure: Freehold

£450,000

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

Claverton Village is both ancient and historic, a former Saxon settlement built around a religious manor, once home of The Bishop of Bath and Wells and Ralph Allen. This quintessential English village lies by the side of the beautiful Limpley Stoke Valley with the River Avon and Kennet and Avon Canal at the bottom, easily accessed via Ferry Lane and beautiful walks with wonderful country scenery to Bradford on Avon, Bath and beyond can be enjoyed. Claverton, an area of Outstanding Natural Beauty and a conservation area is conveniently placed for easy access to both Bradford on Avon and the UNESCO World Heritage City of Bath via the nearby A36.

The UNESCO World Heritage City of Bath is close by and offers a wonderful array of chain and independent retail outlets, many excellent restaurants, caf  s and wine bars, a number of well-respected cultural activities including the newly refurbished One Royal Crescent and Holburne Museums, The nearby American Museum and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at nearby Bath University.

There are also a number of good state and independent schools within easy reach which include, King Edwards Schools on North Road, Monkton Combe School, Prior Park College and Ralph Allen School in Combe Down and The Royal High and Kingswood Schools on Bath’s northern slopes.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station which is a 20 minute walk away. The M4 motorway junction 18 is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Oil fired heating
Tenure: Freehold
Council Tax Band: C

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Description

Bassett Cottage was once a farmhand property for the dairy farm within the village. It is approached via a shingle driveway from the lane leading through the front garden and also giving access to a neighbouring property. The drive leads to the parking area which could accommodate 2 cars.

The stone cottage faces to the south-west and enjoys fantastic views over the valley beyond.

Internally the main door leads into the kitchen which in turn follows onto the generous sitting room which boasts stone mullioned windows and an inset woodburning stove in a lovely fireplace.

Upstairs consists of two bedrooms matching the kitchen and living room on the ground floor and a bathroom.

Externally there is a lean-to build of corrugated materials and houses the oil-fired boiler and the washing machine. An extension would be ideal for the property and would need the relevant consents to be obtained.

Accommodation

Ground Floor

Wooden front door leading into the kitchen/breakfast room.

Kitchen/Breakfast Room

With base level units, single stainless teal sink with mixer tap and drainer, space for upright fridge/freezer, space for upright oven, double panelled radiator, feature fireplace with inset cast iron grate, doors lead to understairs storage cupboard, further larder and pantry cupboard with side aspect window, stairs to the first-floor landing and a door with one step up to the sitting room.

Sitting Room

With 2 front aspect stone mullion double glazed windows, both with window seats, recessed shelving, double panelled radiator, exposed ceiling timbers, storage cupboard, cupboard housing consumer units, feature fireplace with slate hearth and inset Villager wood burning stove.

First Floor

Landing

With window on the turn of the stairs to rear aspect, wooden wall panelling, access to loft and doors to bedroom 1,2 and bathroom.

Bedroom 1

With exposed A frame timbers, double panelled radiator, front aspect double glazed stone mullion window and feature cast iron fireplace.

Bedroom 2

With side aspect double glazed stone mullion window and double panelled radiator.

Bathroom

Comprising low flush WC, pedestal wash hand basin, panelled bath with glazed shower screen, part tiled walls and mixer tap with telephone shower attachment, extractor fan, single panelled radiator, vinyl flooring and front aspect stone mullion double glazed window.

Externally

The front of the property is accessed via a five-bar gate leading to a shingle driveway to the hard standing area providing parking for 2 vehicles.

The garden to the front is mainly laid to lawn with feature shrubbery borders and shingle path leading to a pedestal gate to the lane. To the side of the corrugated lean-to which houses the oil-fired boiler serving domestic hot water and central heating, space and plumbing for washing machine and work bench.

The property has great scope to be extended subject to the necessary contents to the side or the front of the property.

There is a secondary area of garden which is further along the shingle driveway, enclosed by stonewalling.

Agents note: There is a right of way for the neighbouring property across the driveway and from the front garden there is a fine view across the Limpley Stoke Valley.

