

# Mill Lane

Timsbury, Bath, BA2 0EN

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TANNER



## £410,000 Freehold

A delightful and modernised two bedroom detached period cottage finished to a very high standard and located within the sought after village of Timsbury, approximately 7 miles from the Georgian City of Bath. The property offers a wealth of character and charm throughout with enclosed landscaped gardens, a garage and driveway parking. Viewing comes highly recommended.



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## Timsbury, Bath

### BA2 0EN

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### DESCRIPTION

A delightful and modernised two bedroom detached period cottage located within the sought after village of Timsbury, approximately 7 miles from the Georgian City of Bath. The property offers a wealth of character and charm throughout with enclosed landscaped gardens, a garage and driveway parking. In brief, the accommodation comprises a beautiful sitting room with feature inglenook fireplace housing an inset wood burning stove, exposed timber beams and a door which leads to the spiral staircase rising to the first floor landing. There is dining room which is currently being used as a second living room and from here a door leads into the kitchen. The kitchen has a range of solid wood units with worktops over and space for appliances. There is a wooden stable door which leads onto the garden. To the first floor there are two double bedrooms and a beautifully refurbished family bathroom with a freestanding bath and walk in shower. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

The pretty cottage gardens lie to the front of the property which is south facing and encompassed by hedging. The majority of the garden is laid to lawn with a paved pathway leading through the lawn. There are a selection of mature flowerbeds and borders housing plants, shrubs

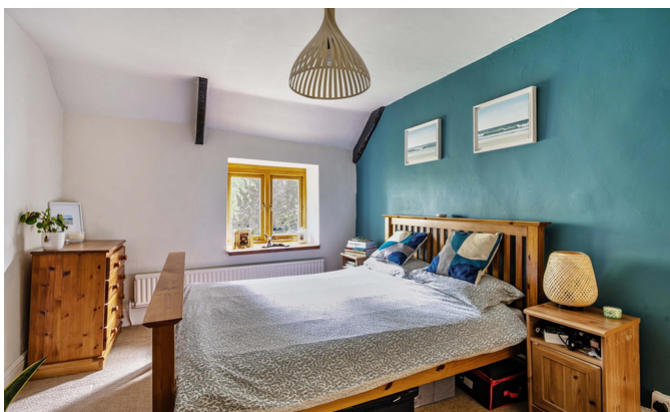
and bushes. Mature trees surround the garden and a gate leads through to the garage and driveway parking.

### LOCATION

Timsbury is a large and vibrant village just about 20 minutes from Bath and direct access to the countryside. There is an active community with a pub, shop, doctor's surgery, community hall with library and primary school (St Mary's, recently being awarded 'OUTSTANDING' by Ofsted). The historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are many very good state and private schools in Bath and the area, with excellent private schools also in Wells and at Downside. The Bath schools include King Edwards, The Royal High School, Monkton Combe and Prior Park. The state schools in Bath and nearby Writhlington and Midsomer Norton have excellent reputations. The surrounding countryside, including the Area of Outstanding Natural Beauty (AONB) Mendip Hills, provide an excellent variety of leisure pursuits with horse riding, walking, cycling, diving and dry ski slopes all in the vicinity. Bath and Bristol are within easy commuting distance. Bristol Airport, the M4 and M5 are all within easy reach.

### COUNCIL TAX BAND

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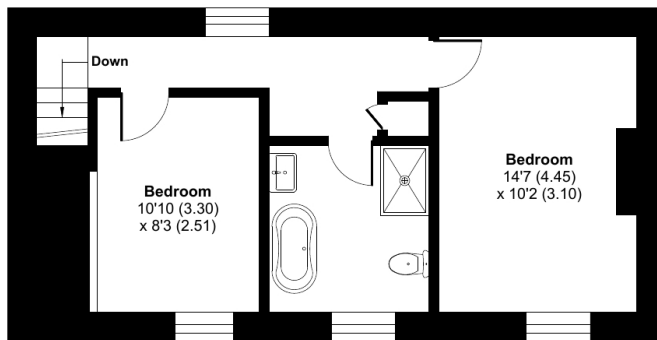
## White Horse Cottage, Timsbury, Timsbury, BA2

Approximate Area = 955 sq ft / 88.7 sq m

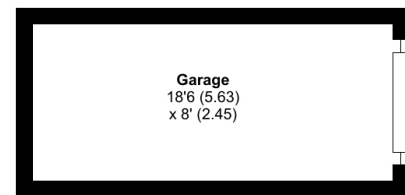
Garage = 148 sq ft / 13.7 sq m

Total = 1103 sq ft / 102.4 sq m

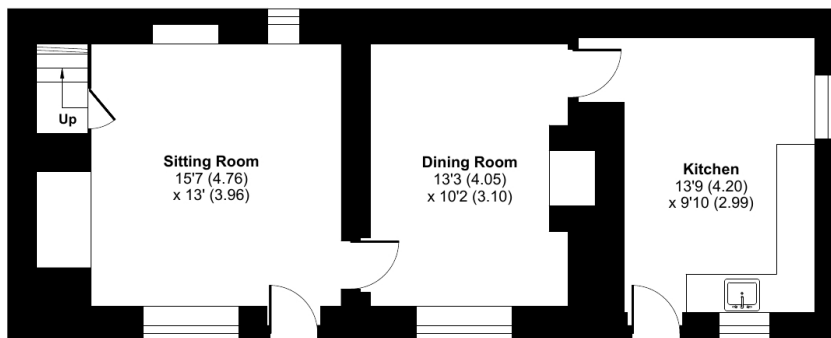
For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1283659

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