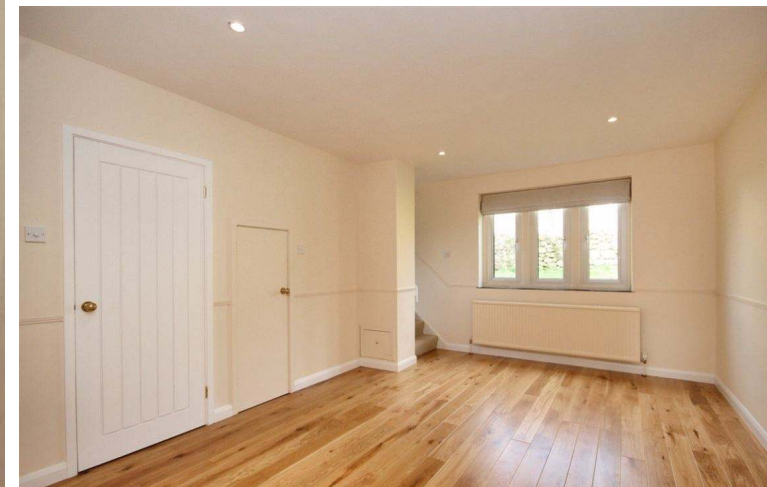




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Belle Vue Cottage
Trollope's Hill | Monkton Combe



Summary

A detached period cottage, situated on a large plot, in the highly desirable Midford valley near Bath. This characterful property includes: 3 bedrooms; entrance lobby; reception room benefiting from wood burning stove and wired in sound system; modern fully fitted kitchen; spacious dining room; family bathroom with shower over bath; cloakroom and small utility. The spacious master bedroom has a fitted wardrobe and beautiful far reaching views across the valley. Notable additional features include: engineered hard wood flooring and gated driveway parking for numerous vehicles. Externally the generous private garden is mainly laid to lawn with a selection of mature fruit trees. This classical countryside cottage would ideally suit a family or professional couple. The driveway leading past the cottage will not be included in the sale because it provides common access to the land behind Belle Vue Cottage, the cottage will have covenanted access rights to use the driveway in perpetuity. A planning permission has been granted to extend the ground floor of the cottage - please refer to application 18/03247/FUL on the B&NES website for detailed information (also proposed floor plan on page 5).

Location

Monkton Combe is a pretty village located approximately 3 miles to the south east of Bath and within a conservation area and the Cotswold AONB. The village hosts the prestigious Monkton Combe independent boarding and day school. The village itself is nestled in the picturesque Midford Valley with stunning surrounding countryside. The village also benefits from the very well-regarded Wheelwrights Arms Country Inn serving quality local food and drink. Bath city centre can be easily accessed via Combe Down or the A36 which provides a useful travel link to Warminster, Salisbury and the south east. There is a regular bus service to Bath city centre and Trowbridge.



- Detached period cottage
- 3 bedrooms
- 2 reception rooms
- No onward chain
- Log burner and hard wood flooring

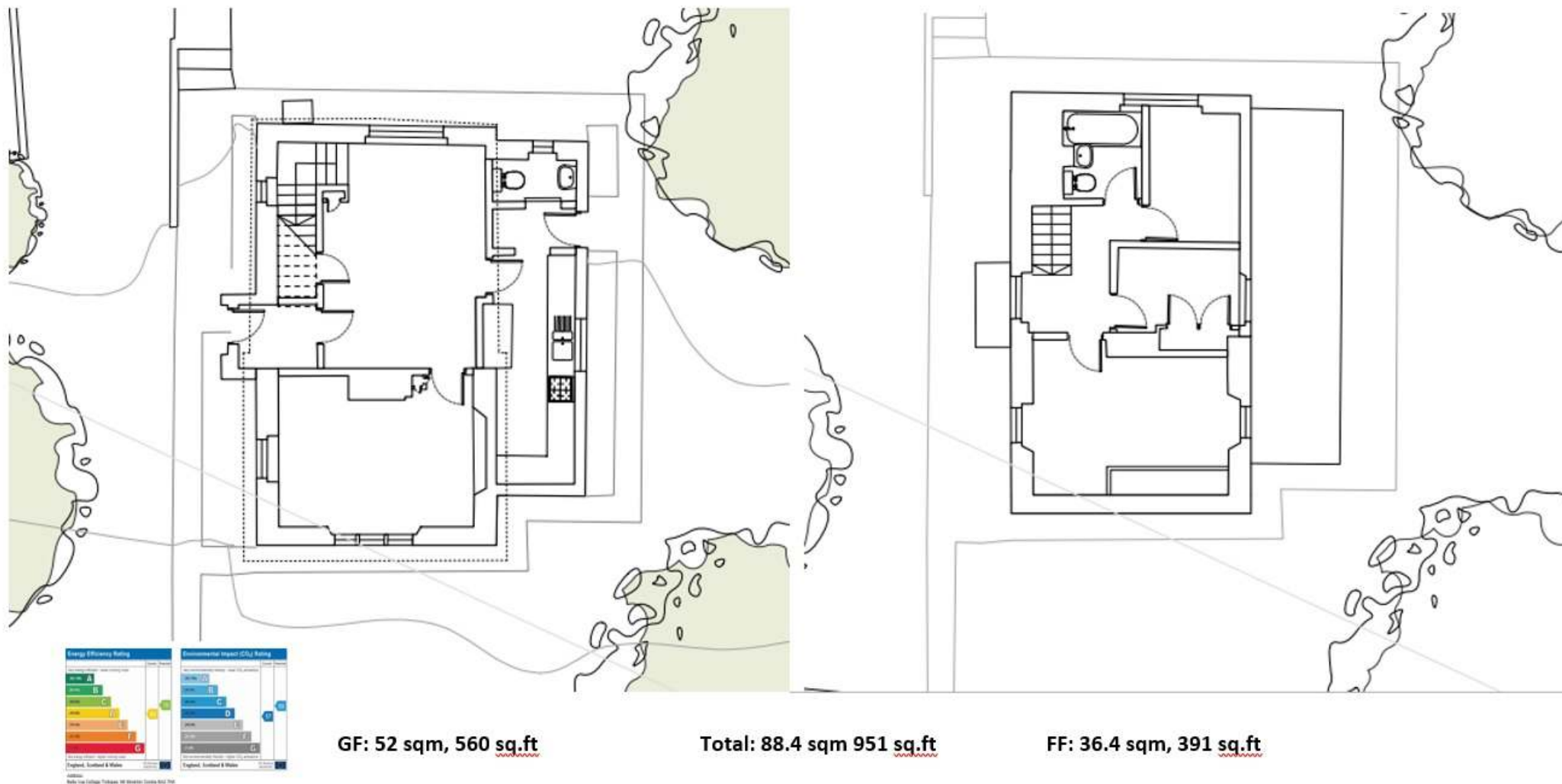
- Off street parking
- Situated on a large plot with generous gardens
- Planning permission for reconfiguring the downstairs accommodation
- Beautiful countryside perfect for walking and bike rides
- Close to prestigious local school

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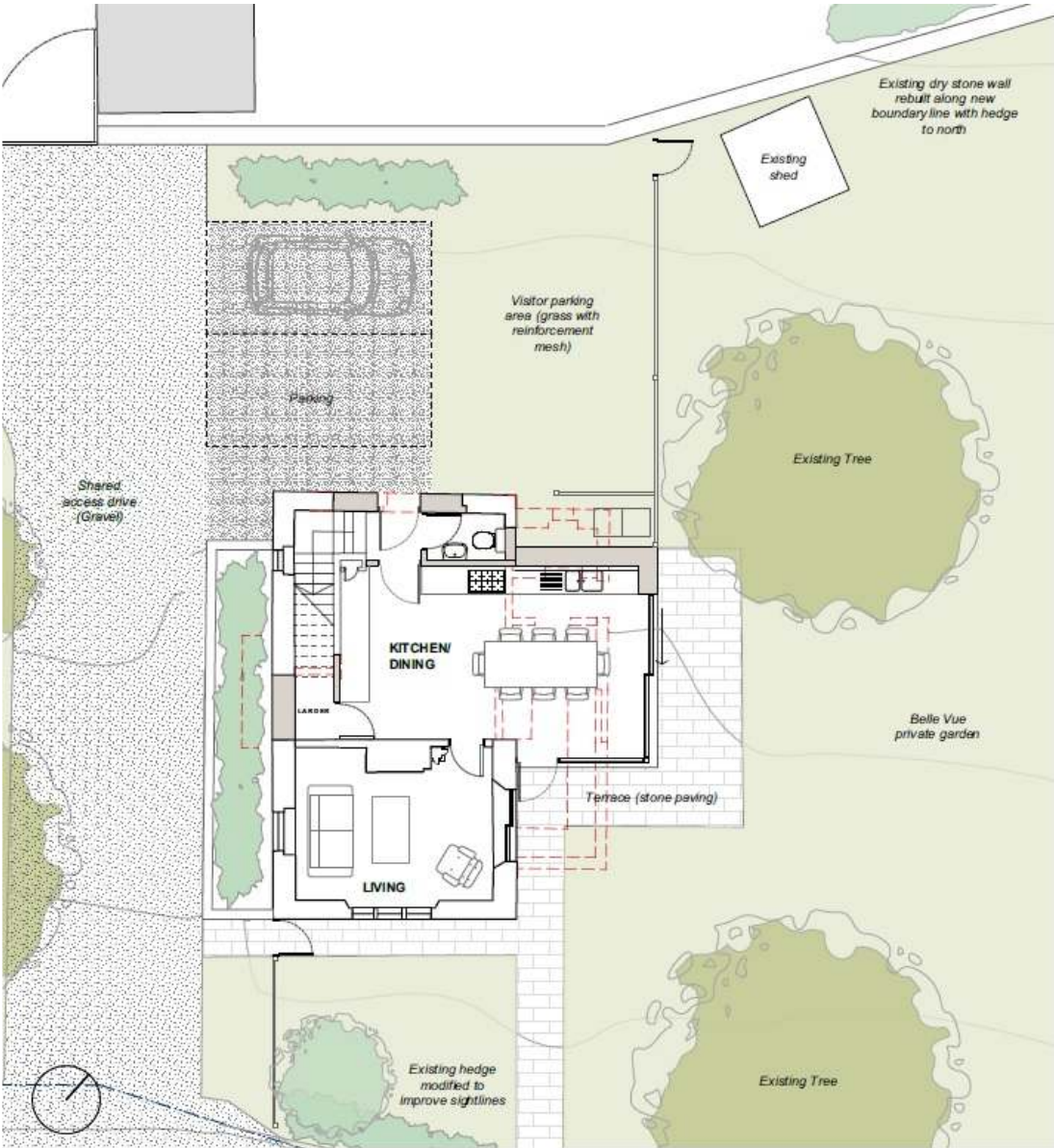
BELLE VUE COTTAGE CURRENT FLOOR PLAN



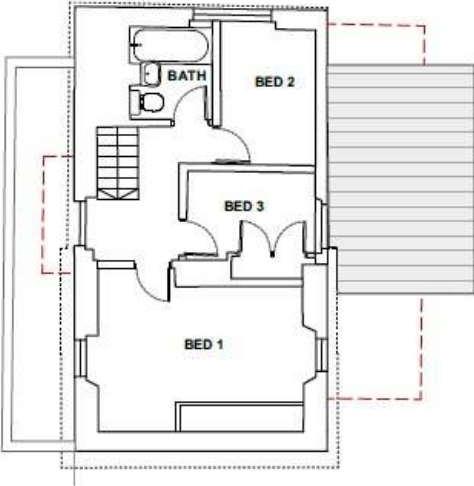
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Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.

BELLE VUE COTTAGE PROPOSED FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN