



- A substantial detached rural property requiring full renovation
- Occupying a large gradient sunny plot measuring approx. one third acre
- Three receptions and a roomy front to back kitchen dining room
- Bathroom and utility room also on the ground floor
- Five double bedrooms and spacious family bathroom on the first floor
- Approx. 550-foot square workshop with power and lighting
- Extensive, gradient gardens with a sunny south easterly aspect



A detached rural property in need of full renovation, occupying a large, enclosed plot measuring approximately 1/3 of an acre with a 550 square foot workshop / garage and outbuilding. The property dates back to the late 19th century and during its life has been extended to the rear and side and now provides extensive accommodation. Bath city centre is 12 miles, Bristol 14 miles and Wells 9 miles, so this property is well located for commutation. The accommodation comprises entrance hallway, sitting room, lounge with Parkray solid fuel boiler, a dining room, kitchen breakfast room, utility room and bathroom on the ground floor. On the first floor are five double bedrooms and a family large bathroom. Partially double glazed. The property appreciates far reaching rural views. Outside to front is a levelled rose garden, to the side a lawn sweeps up and continues onwards opening into a large open garden space which has is gradient in nature and enjoys a sunny south easterly aspect. The workshop roof has been fitted with solar panelling and has a Fronius IG Plus Inverter supplying electric back to the main house for domestic hot water (as we the agent understand it). This is a great opportunity to develop and enhance a substantial rural property with lots of outside space, situated in an idyllic countryside setting. Offered for sale with no onward chain.

Tenure: Freehold.

Council Tax Band: D.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

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01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.