



TOTAL APPROX. FLOOR AREA 886 SQ.FT. (82.3 SQ.M.)

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Stonehouse Lane



Three Double Bedroom Cottage
Combe Down
Guide Price £349,950

A rare opportunity to purchase one of the oldest houses in Combe Down village. Built in the early 18th century this three storey three bedroom cottage is packed full of period features. Centrally located for all amenities and recently refurbished, this is a quintessential period property.



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68 Stonehouse Lane, Combe Down, Bath BA2 5DW

Quite possibly the oldest house in Combe Down, as recorded on a map surveyed by Thomas Thorpe in 1742. Recently and lovingly refurbished by the current owner it still retains many of its redeeming period features.

You enter the property through a small courtyard garden to the front and side of the property. Inside the entrance porch you will find access to the downstairs cloakroom and utility area.

Opening the original wooden framed door you enter into the kitchen dining area which is picture perfect cottage living. Limestone flooring, with underfloor heating, extends throughout and into the adjoining living room. You immediately notice the original large Inglenook fireplace which contains a working log burner and the exposed stone surrounding walls. This kitchen has a real homely feel to it and this is carried through to the lounge which also provides another Inglenook fireplace with gas burner. Exposed wooden beams cross the ceiling throughout this open plan living area with Georgian sash windows to the front aspect. Carpeted stairs wind round and upwards to the first floor taking you past exposed stone walls and small window to the rear. The landing provides access to the master bedroom an family bathroom. The wooden floored double bedroom has built in units which houses a tasteful wash basin. An exposed stone wall houses a period open fireplace. The family bathroom provides glass panelled shower cubicle with power shower, sink, w.c. and a glorious roll top bath. From the landing the stairs take you past another small original cottage window, with views to the north of Bath, up to the second floor. Here you find a good size wooden floored room which could be used as a bedroom, play room or study area. Through this room you enter bedroom two which is another good size double with easterly facing dormer window to the front aspect. Exposed wooden beams to the ceiling and carpeted throughout. Externally there are two small courtyard areas to the front and side aspects and these are currently stone chipped and home to potted plants and a wood store. There is on-street parking immediately outside of the property.



Entrance Porch 4' 8" x 3' 1" (1.43m x 0.95m)
Solid wooden entrance door, terracotta tiled floor throughout, various wooden storage cupboards, enclosed combi boiler, access to utility and kitchen entrance.

Utility/ cloakroom 5' 12" x 5' 8" (1.82m x 1.73m)
Terracotta tiled floor, opaque windows to front and side aspect, white suite comprising low level w.c, small wash hand basin, plumbing for washing machine, electric power points, extractor fan, original wooden entrance door, wooden waist high storage closet.

Kitchen 14' 1" x 14' 0" (4.28m x 4.27m)
With a range of base wooden base units, solid wooden worktops, white inset butler sink with chrome mixer tap, original sash window over looking front courtyard, further small window to front aspect, integrated gas oven with four ring gas hob, limestone flooring throughout with electric under floor heating, stone Inglenook fireplace with cast iron log burner, small larder store, various electric power points, open access to lounge area.

Lounge 10' 2" x 9' 8" (3.11m x 2.95m)
Original sash window to front aspect with window seat under,



limestone flooring throughout with under floor heating, original stone fireplace with gas coal effect log burner, various electrical power points, wall mounted vertical bar radiator.

Stairwell
With neutral carpet throughout, stone walls with rope handrail, glazed opaque window to mid landing.

First Floor Landing
Neutral carpet throughout with access to bathroom, master bedroom and access to stairwell leading to two further bedrooms.

Bathroom 8' 8" x 5' 7" (2.64m x 1.69m)
Stripped wooden floorboards throughout, white washed wooden clad ceiling, fully tiled to wet areas, white bathroom suite comprising large walk in shower cubicle with mains operated shower with two shower attachments, wash hand basin, low level w.c, deep free standing bath, opaque glazed window to front aspect, chrome wall mounted ladder radiator, original solid wooden entrance door.

Master Bedroom 13' 3" x 12' 9" (4.04m x 3.89m)
Wooden entrance door, original sash window to front aspect, further



window to front aspect, stripped wooden floorboards throughout, wooden storage dresser with integrated glass sink and chrome mixer tap, original stone fire place, built in wooden wardrobe with wooden door, further storage unit with wooden doors over, wall mounted radiator with wooden radiator cover, exposed wooden beam to ceiling.



Stairwell
Exposed stone walls with rope handrail leading to two further bedrooms, neutral carpet throughout.

Bedroom Two 12' 7" x 10' 9" (3.84m x 3.27m)
Lead lined window to front aspect, two exposed wooden beams, neutral carpet throughout, original stripped wooden entrance door, wall mounted radiator.

Bedroom Three/Study 13' 3" x 10' 5" (4.04m x 3.17m)
Velux window with two further glazed window to side aspect, stripped wooden floor boards, wall mounted radiator.

Externally

Courtyard gardens
Two separate courtyard gardens to the front of the property providing seating area with pebbled walkway with some mature shrubs and flowers.

EPC Band Rating: To Follow