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ESTATE AGENT



Number 5, Farleigh Wick, Bradford-on-Avon, BA15 2PU.

Guide price: £550,000

Detached cottage on a large plot. Well located between Bath & Bradford-on-Avon. Well-presented, comfortable accommodation.
NO CHAIN.

Number 5 is an unusual cottage in many ways; detached, large garden, possibility to extend & a large amount of private parking. As such this opportunity will prove popular. The ground floor offers two reception rooms: a dining room & separate living room with decorative stone fireplace. Beyond the lofty kitchen breakfast room, we find a smart modern bathroom & the utility room. At the other end of the cottage there is an undeveloped stone porch which might make a small study, store or alternative entrance hall. Upstairs there are two double bedrooms one with a pretty fireplace. All the main rooms look out from the front of the cottage over the garden. The property has oil fired central heating & is on mains drainage.

Note: there is lapsed planning permission for a transformative double storey extension taking advantage of the ample plot to add an extensive extra dimension. For planning purposes, the end of the plot is agricultural use - not residential.

Externally there is a long level garden, mostly lawned, in front of the house with patio seating area. There is plenty of space for the green fingered to get stuck into, whilst children & dogs can run wild! Subject to planning permission it might be worth exploring various areas to extend the accommodation. There is a home office or studio for those working at home or hobbies, gym etc.

Nearby Bradford-on-Avon offers market town amenities including good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, station, shops & boutiques. The area has canal, river and countryside walks. Nearby Bath city centre has high street shopping, entertainment and night life, also rail links to London. A4 & M4 on hand too.

- Detached character cottage on good plot
 - Attractive semi-rural location near Bath
 - Two double bedrooms
 - Two comfortable receptions
 - Large garden with studio/office
 - Loads of private parking
- EPC – F**
NO CHAIN





*Detached semi - rural home
on a good plot*

*Two double bedrooms
& two receptions*

*Large garden with office
& ample parking*

