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ESTATE AGENT

Spring Cottage, Conkwell, near Winsley, BA15 2JF.

Guide price: £850,000. Additional land available by separate negotiation.

A handsome detached village home in a semi-rural position above the beautiful Avon Valley with Comfortable living spaces.

Spring Cottage offers ample accommodation & gardens near Winsley between Bath & Bradford-on-Avon. The ground floor boasts an impressive kitchen family room with AGA and double folding doors opening onto the sunny garden which is mostly lawned. This sociable space will surely be the heart of the home. There are two further receptions: a sitting room & adjoining snug, both with fireplaces & both looking onto the garden. We find a study & utility/boot room with cloakroom. Upstairs the master suite is a triumph, it has beautiful exposed beams & full height windows with Juliet balcony & smart modern ensuite. There are three further bedrooms all overlooking the garden, they share a family bathroom. The house also benefits from underfloor heating. Externally is good garden, mostly lawned with a sun deck above a further wild garden stretching away to the tree line. There is off street parking for two cars. This is a fabulous home with wonderfully presented accommodation in an idyllic location. A footpath leads through the woods to the River Avon & meadows great walking country.

Note: An adjoining plot of land with single garage, parking & the remains of a structure is available by separate negotiation.

Nearby Winsley is a sought-after village between Bath and Bradford-on-Avon. It is very well served by amenities having a shop, post office, excellent farm shop with café, pub, health centre, church, village hall, bowls & cricket clubs, primary school and bus links. Bradford-on-Avon offers enviable market town amenities including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life.

- Superbly situated village home
- Two further receptions & study
- Four bedrooms - master with ensuite
- Lovely gardens & private parking
- Impressive kitchen family room **EPC - E**
- More land available by negotiation





Attractively located

Lovely living spaces

Garden & parking

