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ESTATE AGENT

Sunnylea, 5 Old Track, Limpley Stoke, BA2 7GY.

Guide price: £525,000

A well-located detached bungalow with views across farmland to the rear. Plenty of scope to modernise or maybe develop. NO CHAIN.

Sunnylea is a great opportunity to modernise or possibly remodel a detached home on an attractive plot in ever popular Limpley Stoke. The entrance hall and landing lead to all the accommodation and internally to the garage as well. The large sitting room is dual aspect with a fireplace – the heart of the home. There is also a dual aspect dining room adjoining the kitchen; one might consider creating a larger kitchen family room here. There are three bedrooms; two doubles and a single. One of these is presently used as a garden room as it has sliding doors and a splendid outlook over the fields at the rear. Lastly, we find a bathroom.

Externally we find a good plot. To the front is the driveway and parking in front of the garage. Beside this is an expanse of lawn with access around the house on two sides to the rear garden where there is a further lawn and a summer house plus views over the adjoining fields to woods and hillsides on the distant horizon. There is plenty of space for the keen gardener and for children and dogs to run about.

Old Track off Midford Lane is a leafy location in popular Limpley Stoke situated south of Bath and to the west of Winsley and Bradford-on-Avon. The A36 whisks one into Bath city centre for high street shopping, rail links, entertainment and night life. Bradford-on-Avon offers enviable market town amenities and also rail links. Winsley has a co-op store, health centre, good farm shop and both cricket and bowls club. Limpley Stoke has a pub as does Freshford which also has a village school, church & community shop/post office/cafe.

- Well located detached bungalow
 - Attractive rural outlook
 - Scope to modernise or remodel
 - Good plot backing onto fields
 - 3 bedrooms & 2 receptions
 - Garage & ample driveway parking
- EPC - E**





*Detached bungalow with
attractive rural views*

*Comfortably proportioned
with bags of potential*

*Lovely gardens, garage &
ample parking*

