



# Apple Tree Cottage, 11 Woods Hill, Limpley Stoke, BA2 7FZ.

£575,000.

Apple Tree Cottage is an individual village home in the beautiful Limpley Stoke valley south of Bath.

The living spaces on offer here are very flexible in use so would suit a variety of life styles. Presently the ground floor comprises a nicely proportioned living room with fireplace & wood burner. The dining room or snug has French windows leading out onto the garden. The kitchen and conservatory are open plan offering a sociable space in which to cook & entertain. We find a large bedroom with ensuite & French windows leading onto the garden. There is also a bathroom. The first floor presently has three bedrooms, a study and the third bathroom. One bedroom opens onto the roof terrace, another has a private entrance at the rear of the house.

Externally wrought iron stairs lead to the garden level from the driveway parking. There is access to house at both levels. The main garden is level lawn plus the roof terrace adjoining one of the bedrooms from where you can survey the scene. There is a right of way across the drive of the neighbouring house and a similar, little used, right of way across the lawn at Apple Tree Cottage for the same neighbour.

Ever popular Limpley Stoke sits between the Georgian city of Bath and the historic market town of Bradford-on-Avon. The villages of Freshford and Winsley are also handy for primary schools, shops & pubs. The A36 takes commuters north and south so we find good access to the A4, M4 & rail links too. The surrounding countryside is rich in beautiful walks too. 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. Freshford railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life.

- Well situated village home near Bath
- Kitchen breakfast room
- 3 to 5 bedrooms & 3 bathrooms
- Dining room or snug
- Comfortable sitting room
- Garden & driveway parking
- EPC - D**





*Detached village home*

*Flexible accommodation*

*Garden & driveway parking*

