



JEREMY JENKINS

ESTATE AGENT

Hayes Cottage, Midford Lane, Limpley Stoke, Bath, BA2 7GR.

£995,000.

Meticulously conceived conversion - designed with an eye for detail & comfort. Beautifully presented & well located near Bath.

Hayes Cottage is a detached home set on sought after Midford Lane in Limpley Stoke just south of Bath adjoining beautiful countryside. My clients have created a contemporary home designed to enjoy the rural outlook from comfortable spaces featuring modern materials & fittings. This handsome home has a well-proportioned open plan kitchen breakfast room with garden dining room. The sitting room also links seamlessly with the pretty landscaped gardens. This is a supremely sociable space; the heart of the home & great for parties spilling out into the sunshine. The ground floor also offers a utility & shower & has underfloor heating throughout. The first floor has three double bedrooms. The principle bedroom has ensuite a spectacular feature window looking across fields; it is blessed with natural light. We find two further bedrooms both sporting balconies and enjoying the same rural outlook.

Externally the gardens have been carefully landscaped & planted. We have a fine sun terrace at the rear, flowerbeds & borders, ornamental trees & architectural planters & water feature. To the front is a smartly gravelled seating area and driveway parking. Viewing ESSENTIAL!

Midford Lane is to the south of Bath with its city centre amenities, high street shopping, cultural attractions, entertainment & night life as well as rail links to London Paddington & Bristol Templemeads. The A36, A4 & M4 are handy for commuters. Locally there is a thriving community in Limpley Stoke & Freshford, pub, church & invigorating walks. Nearby Winsley has excellent village amenities whilst nearby Bradford-on-Avon boasts enviable market town amenities. This is a super home in an outstanding location.

- Superbly situated village home
 - Impressive kitchen family room
 - A triumph of design & innovation
 - Views over fields & woodland
 - Three double bedrooms, three bathrooms
 - Lovely gardens & parking
- EPC - C**





Attractively located

Lovely living spaces

Lovely gardens & parking

Superbly designed

