



THE COTTAGE, LANGRIDGE, BATH, SOMERSET, BA1 8AJ

- Bath 5 miles
- M4 (Junction 18) 7 miles
- Bristol 15 miles Bristol Airport 22 miles

Hall • Living room • Kitchen/dining room • Utility room •
Cloakroom • Five bedrooms • Bathroom • Shower room

Pretty south facing gardens • Vegetable garden •
Parking area • EPC rating E

DESCRIPTION

This pretty detached house dating back to the 18th Century with recent yet sympathetic additions, offers large, light and open modern living accommodation combined with attractive character features. Throughout the ground floor there are large wooden framed, double glazed sash windows including large bays in the kitchen/ dining room and the living room which flood the property with light and give the feeling of spaciousness that is already prevalent from well proportioned rooms. To help during the long winter months the property benefits from under-floor heating throughout (except in the utility and cloakroom) and there is an inset Jetmaster fire in the living room.

The kitchen/dining room is a very adaptable space which has recently been updated by the present owners with wall and base mounted units, a central island with granite work surfaces. The first floor accommodation is equally spacious and is also served by under-floor heating, each of the bedrooms on the first floor could be classed as a double although bedroom four may work better as a twin or single. The principal bedrooms are located at either end of the landing and there is a recently re-fitted bathroom and a separate shower room that serve the bedrooms on this level. En suite facilities could easily be incorporated into either room.

AN EXTREMELY WELL PRESENTED, SPACIOUS AND IDYLICALLY LOCATED PROPERTY JUST FIVE MILES FROM BATH CITY CENTRE.







The fifth bedroom is on the second floor and could quite also be used as an office, study or playroom. The gardens, views and position of The Cottage are stunning and a particular feature for both green fingered enthusiasts and those that prefer a choice of peaceful, private spots to enjoy a good book and a gin and tonic on a summers evening. Situated entirely on the south side of the property with a gentle meandering stream (the Lam Brook) providing your boundary this really has a special feel about it. There are mature trees and a range of well stocked and equally well attended flower and shrub borders that are interspersed throughout, there is an exquisitely kept vegetable garden with greenhouse close by, a small island with a stunning weeping willow and a raised terrace from which you can sit back and enjoy it all! There is also a parking area to the side of the house with direct access into the garden.

SITUATION

Langridge is a desirable and pretty hamlet set within the hillsides above the Swainswick Valley. The village hosts a selection of detached properties of character nestled within the rolling countryside. There is good access to both the M4 and M5 motorways (less than four miles from Junction 18, M4). Bath City Centre is within a convenient five miles. There is excellent walking and riding and Lansdown Racecourse is at the top of the hill. The Hare and Hounds Pub, also at the top of the hill, serves excellent food and having a pizza terrace. Local schools are excellent with Swainswick Primary School, Kingswood School, The Royal High School all within a short distance away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Oil fired under floor heating and private drainage.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band E

Directions: Proceed out of Bath via Lansdown and shortly after passing the entrance to the racecourse take a right hand turning towards Langridge. Follow this lane down into the valley and after approximately 1 mile The Cottage can be found on the right hand side.

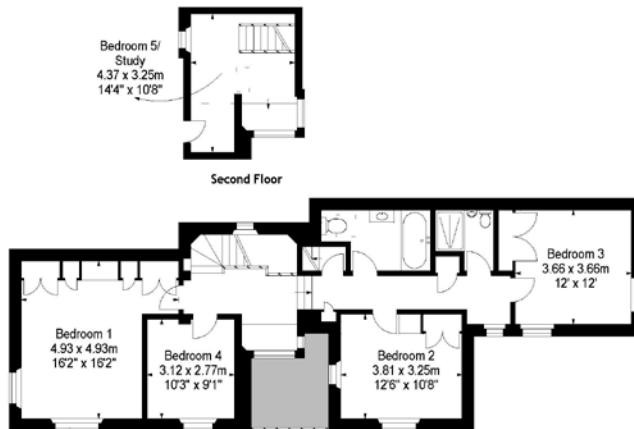




The Cottage,
Langridge
BATH
BA1 8AJ
Approx. Gross Internal Area
2223 Sq Ft - 206.52 Sq M



Ground Floor



Second Floor

First Floor

hausdigital.

All measurements are approximate and for illustration purposes only. Not to Scale. © House Digital Ltd 2012. www.hausdigital.co.uk



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.