



Leapgate Farm Timsbury Road, Bath, BA2 0FD

Offers In The Region Of £1,250,000

Nestled on Timsbury Road in the picturesque village of Farmborough, Leapgate Farm offers a remarkable opportunity to acquire a beautifully appointed detached country house. This splendid residence features four spacious bedrooms and four well-equipped bathrooms, making it an ideal choice for families seeking comfort and convenience. The property boasts an impressive four reception rooms, providing ample space for relaxation and entertaining guests.

Farmborough is a delightful village located approximately eight miles south-west of the historic City of Bath. The local amenities, including a Post Office, general store, public houses, and a primary school, ensure that daily needs are easily met. Excellent transport links are available, with the M5 and M4 accessible via Bristol or Bath, and nearby railway stations at Keynsham and Bath providing connections to Bristol and London Paddington.

The World Heritage City of Bath is renowned for its rich cultural heritage, shopping, and leisure facilities, including the iconic Royal Crescent, museums, and the Bath Theatre Royal. The vibrant city of Bristol is also within easy reach.

As you step inside, you will be welcomed by the elegance of Sandstone flooring that flows throughout the ground floor. The charm of period features, including an inviting inglenook fireplace with a wood burner and exposed beams, adds character and warmth to the home. The well-appointed kitchen and breakfast room is perfect for family gatherings and culinary adventures, ensuring that every meal is a delightful experience.

Set within a generous plot, Leapgate Farm is surrounded by mature gardens, offering a tranquil outdoor space to enjoy the beauty of the countryside. With parking available for a number of vehicles, convenience is assured for both residents and visitors. Additionally, the property includes a charming one-bedroom detached annex, known as the Apple Shed, which presents an excellent opportunity for a second income stream.

Porch Area

Dining Room

11'8" x 22'5" (3.58 x 6.85)



Study

10'4" x 16'10" (3.17 x 5.14)



Sitting Room

16'8" x 21'8" (5.09 x 6.61)



Dining Hall

7'4" x 19'1" (2.24 x 5.83)



Kitchen

11'11" x 19'2" (3.64 x 5.86)



Breakfast Room

17'2" x 12'3" (5.24 x 3.75)



Utility Room

10'11" x 12'6" (3.35 x 3.82)



En suite Bathroom

10'11" x 10'11" (3.35 x 3.34)



Bedroom Two

17'2" x 12'5" (5.24 x 3.79)



Downstairs Shower Room

9'4" x 4'1" (2.87 x 1.27)



First Floor Landing



Master Bedroom

18'11" x 18'9" (5.77 x 5.74)



En Suite Bathroom

6'2" x 8'7" (1.89 x 2.64)



Bedroom Three

11'10" x 13'4" (3.63 x 4.07)



Bedroom Four

10'11" x 14'4" (3.34 x 4.37)



Family Bathroom

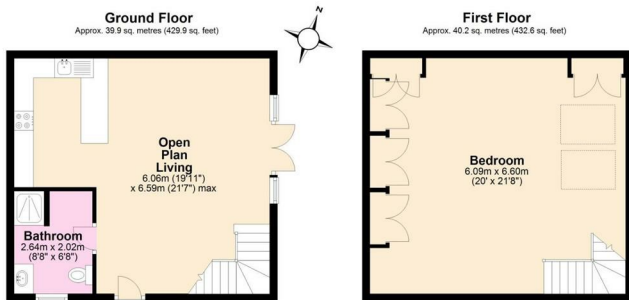
11'9" x 8'9" (3.59 x 2.68)



Outside



Apple Shed



Total area: approx. 80.1 sq. metres (862.5 sq. feet)
The Apple shed, Farmborough

Open Plan Living/Kitchen Area

19'10" x 21'7" (6.06 x 6.59)



Bedroom

19'11" x 21'7" (6.09 x 6.60)



Bathroom

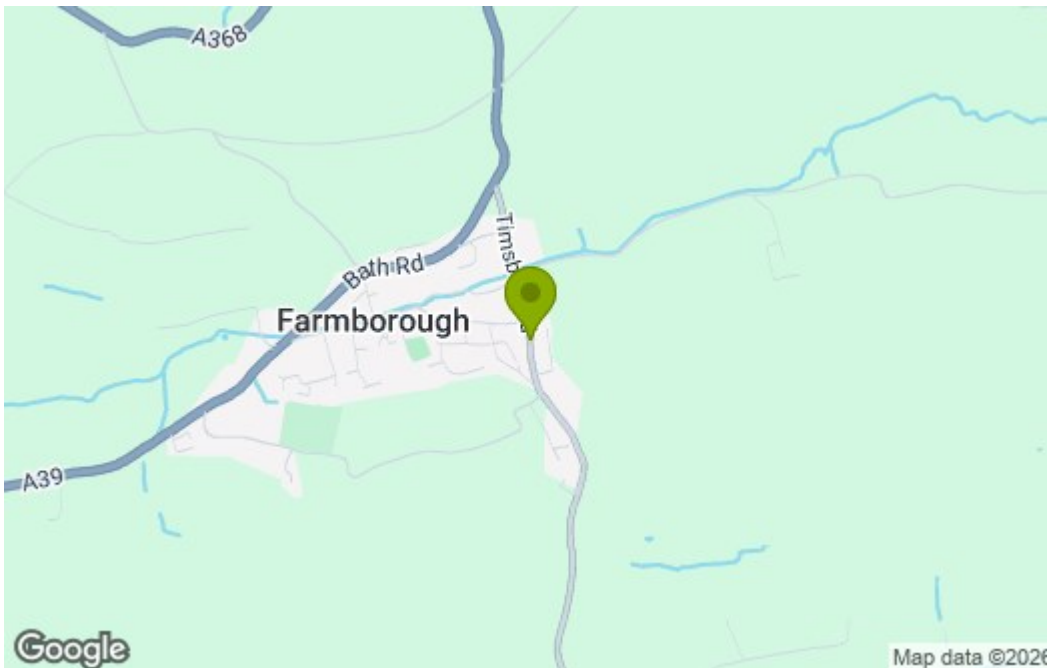
8'7" x 6'7" (2.64 x 2.02)



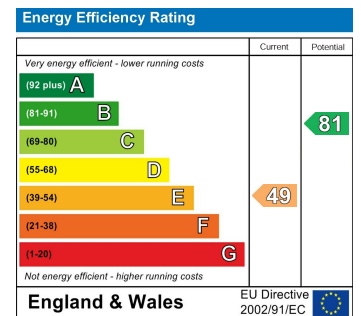
Floor Plan



Area Map



Energy Efficiency Graph



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