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Stable Cottage, 26 Marksbury, Bath, BA2 9HP

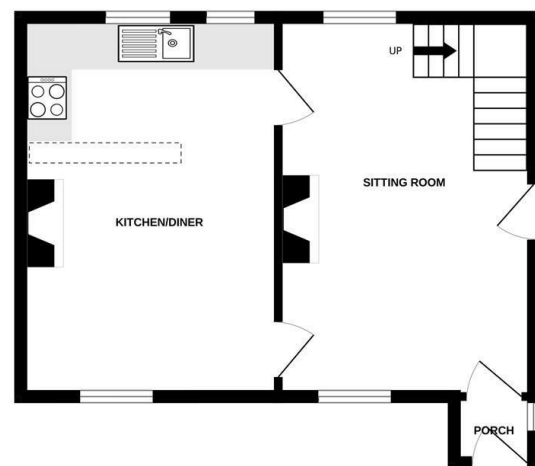


£425,000

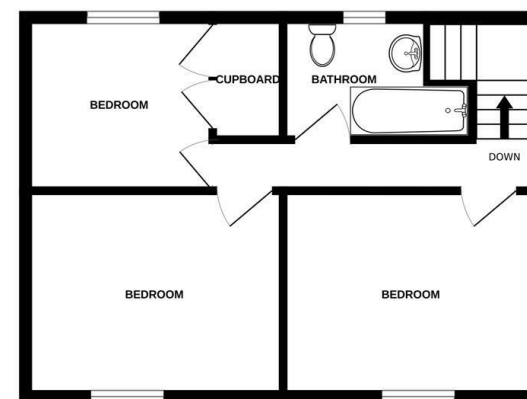
Stone built period semi detached cottage set in a desirable village close to Bath and Bristol.

- Available with no upward sales chain
- Characterful accommodation with exposed beams, redecorated throughout
- Delightful village location, away from main road traffic
- Entrance Porch
- Living room with woodburning stove
- Open plan kitchen/dining room with open fire
- 3 bedrooms
- First floor bathroom
- Good size garden
- Unrestricted on street parking

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stable Cottage, 26 Marksbury, Bath, BA2 9HP

Set in the sought after village of Marksbury, Stable Cottage is a delightful stone and tile semi-detached period cottage offering a blend of character and modern living. With its picturesque facade and setting, this property is ideal for those seeking a tranquil lifestyle while remaining close to the vibrant cities of Bath and Bristol.

Upon entering, you are welcomed into two inviting reception rooms, each filled with natural light and featuring traditional details including beams and fireplaces. These spaces provide ample room for relaxation and entertaining, making them perfect for family gatherings or cosy evenings in.

The cottage has three well-proportioned bedrooms, providing comfortable accommodation for families or guests.

The property has been redecorated internally and while it is ready to move into it offers scope for the buyer to add their own personal touch.

The exterior of the property is equally charming, with a quaint garden that offers a lovely outdoor space for enjoying the fresh air. Whether you wish to cultivate a garden or simply relax with a book, this area provides a serene escape.

Marksbury is a sought after village location. Stable Cottage has a desirable position in the heart of the village off the main road with easy access to the popular village primary school and village hall. The village is in the catchment area of Wellsway School at Keynsham and has a convenience store and petrol station for day to day shopping while a wider range of amenities including a Waitrose Food Store can be found in the near by Town of Keynsham. The village is on the edge of Chew Valley with its renowned recreational facilities and only just over 1.5 miles away from The Pig, Country House Hotel. The village is surrounded by open countryside with many delightful walks from the doorstep, while the cities of Bristol and Bath are within easy commuting distance.

GROUND FLOOR

ENTRANCE PORCH

With tiled pitched roof. Double glazed window to side. Stable Style inner door to

LIVING ROOM 5.42m x 3.52m (17'9" x 11'6")

Deep set double glazed windows to front and rear aspects, beamed ceiling, fireplace with woodburning stove, uplighters, electric panel heater, turning open tread staircase leading to the first floor, double glazed door to garden and door to

KITCHEN/DINING ROOM 5.39m x 3.56m (17'8" x 11'8")

Deep set double glazed windows to front and rear aspects, beamed ceiling, uplighters, electric panel heater, high level electrics cupboard. Fireplace with open grate. The kitchen area is furnished with a range of modern wall and floor units with work-surfaces and tiled surrounds, providing drawer and cupboard storage space. Inset stainless steel sink with mixer tap, integrated fridge, built in oven, hob and hood. Plumbing for washing machine and further appliance space.

FIRST FLOOR

LANDING

Exposed beam. Double glazed window to side aspect and velux style window. Access to roof space.

BEDROOM 3.68m x 2.84m (12'0" x 9'3")

Double glazed window to front aspect, exposed beam, electric panel heater, uplighters.

BEDROOM 3.59m x 2.97m (11'9" x 9'8")

Double glazed window to front aspect, exposed beam, uplighters and electric panel heater.

BEDROOM 2.59m x 2.46m (8'5" x 8'0")

Double glazed window to rear aspect, exposed beam, electric panel heater. Airing cupboard with hot water tank and fitted shelving and separate built in cupboard (both excluded from measurements)

BATHROOM

Double obscure glazed window to rear aspect. White suite comprising bath with electric independent shower over and tiled surrounds, WC, bidet and wash basin. Heated towel rail. Wall mounted electric heater.

FRONT GARDEN

The property is approached to the front over a pathway shared with the neighbouring cottage. The attractive front garden comprises a cultivated bed with flowers and shrubs and on the other side of the pathway a level gravelled area ideal for alfresco dining. A gate leads to the main area of garden.

SIDE GARDEN

Lying on the southern side of the cottage with a paved courtyard area immediately beyond the living room with attractive stone walling, beyond which are grassed and cultivated beds and a stepped pathway leading to a timber decked terrace. Beyond the terrace the garden is laid to grass and cultivated borders with a number of trees. Attractive views can be glimpsed across open countryside.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local Authority: Bath And North East Somerset Council
Mains water, electric and drainage. No gas. The electric panel heaters are individually programmable. We understand the property has an EPC exemption. Details are awaited.

We understand the chimneys are capped. The wood burning stove does not have a HETAS certificate and the sellers advise the purchaser to have it inspected and the chimneys swept before use.

Number 26 enjoys a right of way along the pathway to the front of 24, who in turn have access through the front garden of 26.

Good outdoor mobile coverage via O2, 3 and Vodafone (source - Ofcom)
Ultrafast broadband available 1000Mbps (source - Ofcom)

