

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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66 The Batch, Farmborough, Bath, BA2 0AJ



Guide Price £585,000

A wonderful character cottage in a beautiful village location with a stunning cottage garden as well as a separate annex and a Shepherds hut.

- Delightful tucked away village location
- Semi rural living with Bath only 8 miles away
- Separate annex and Shepherds hut
- Beautiful conservatory / sunroom
- Character sitting room with a wood burner and painted white ceiling beams
- Country cottage kitchen with vaulted ceiling
- 3 bedrooms and bathroom over first and second floors
- Formal lawn area and stunning cottage garden
- Outside seating area for alfresco dining under a pergola
- Parking

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66 The Batch, Farmborough, Bath, BA2 0AJ

Located in the charming village of Farmborough, this delightful stone and tile semi-detached cottage period offers a perfect blend of character and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

One of the standout features of this cottage is the separate annex, which presents a versatile space that could serve as a guest suite, home office, or studio. Additionally, the unique Shepherds hut adds further flexibility and can be used for various purposes, enhancing the property's charm.

The exterior boasts a wonderful mature cottage garden, perfect for enjoying the tranquil surroundings and soaking up the sun during warmer months. It offers a generous lawn area but with plenty of plants shrubs and flowers beds it is a delight to walk through this calming space. Parking is available for two vehicles. Convenience is assured in this peaceful village setting.

This property is not just a home; it is a lifestyle choice, offering a serene retreat while still being within easy reach of Bath's vibrant amenities. If you are looking for a characterful cottage that combines comfort with a picturesque location, this property is certainly worth considering.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALL

Entry via a stable style door with a frosted window. Matting on entry and a tiled floor.

CLOAKROOM

Entry via a wooden latch door. Pedestal basin with a tiled splash back. Saniflo toilet. Tiled floor.

SITTING ROOM 5.94m x 4.97m (19'5" x 16'3")

A lovely characterful room. Double glazed windows with dual aspect and views to the garden. White painted ceiling beams and a wood burner with a stone hearth and wood mantle offer a traditional feel to the room. Cupboard with plumbing for washing machine. Built in book shelves and cupboard. Stairs to the first floor. Glass panel door leading to the sun room/ conservatory.

SUN ROOM /CONSERVATORY 3.62m x 3.21m (11'10" x 10'6")

Double glazed windows offer delightful views of the garden. Double glazed doors leading to the outside. Laminate flooring.

KITCHEN 3.08m x 2.82m (10'1" x 9'3")

Range of grey fronted wall and base units with wood worktops, tiled upstands and an inset white sink with a mixer tap. Built in hob and under counter oven. Space for dishwasher and fridge freezer. Cupboard housing central heating boiler. Vertical radiator. Double glazed window and two sky lights.

FIRST FLOOR

LANDING

Under stairs cupboard. Roof light. Stairs to the second floor.

BEDROOM 3.57m x 3.42m to wardrobes (11'8" x 11'2" to wardrobes)

Two double glazed windows with lovely views. Two built in cupboards and built in shelves. Radiator. A couple of steps lead up to a shower with tiled walls and a frosted window.

BEDROOM 3.14m x 2.33m (10'3" x 7'7")

Double glazed window. Radiator.

SECOND FLOOR

Sloping roof line with, in part, restricted head height.

BEDROOM 3.75m x 3.08m (12'3" x 10'1")

Double glazed window and a sky light. Vertical radiator.

BATHROOM

Sky light. Pedestal basin, bath with a mixer tap and personal shower. Toilet. Radiator. Tiled floor. Ceiling spot lights

ANNEX 4.32m widening to 4.86m x 3.54m (14'2" widening to 15'11" x 11'7")

Entry via a white stable door into an open plan living space with zoned areas making this a very practical space. There is a kitchenette area with a base unit, laminate worktop and a stainless steel sink with a mixer tap. Space for fridge. Double glazed windows to front and side. Electric radiator. A door leads to a shower room which has a double glazed frosted window, shower with a glass door and tiled walls, vanity sink and an enclosed coupled toilet. Electric radiator.

OUTSIDE

GARDENS AND PARKING

A driveway leads to the property across which neighbours have a right of way. To one side is the private parking for the cottage. A picket gate takes you into the gardens which wrap around the property. A pathway leads to a couple of steps and a patio area and onto the front door. The garden is a true stunning cottage garden. The garden is enclosed by hedging and fencing and is split into different zones comprising a generous lawned area which leads to a garden well stocked with mature trees, plants and shrubs. There is a relaxing seating area with a pergola ideal for alfresco dining and offering some wonderful views of the village. A few steps takes you to a further garden and onto the Shepherds hut with a raised deck area which offers a further flexible option to the property. It offers a peaceful place to relax and enjoy the sights and sounds of the village location. Below this is a further area which is grassed and enclosed by hedging.

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

Services. Mains water, electricity and drainage. No gas. Oil fired central heating.

Mobile phone. Outdoors. EE O2 Three Vodafone. All likely . Source Ofcom Broadband. Ultrafast 1000 mps Source Ofcom.

Property is within a coal mining reporting area.

