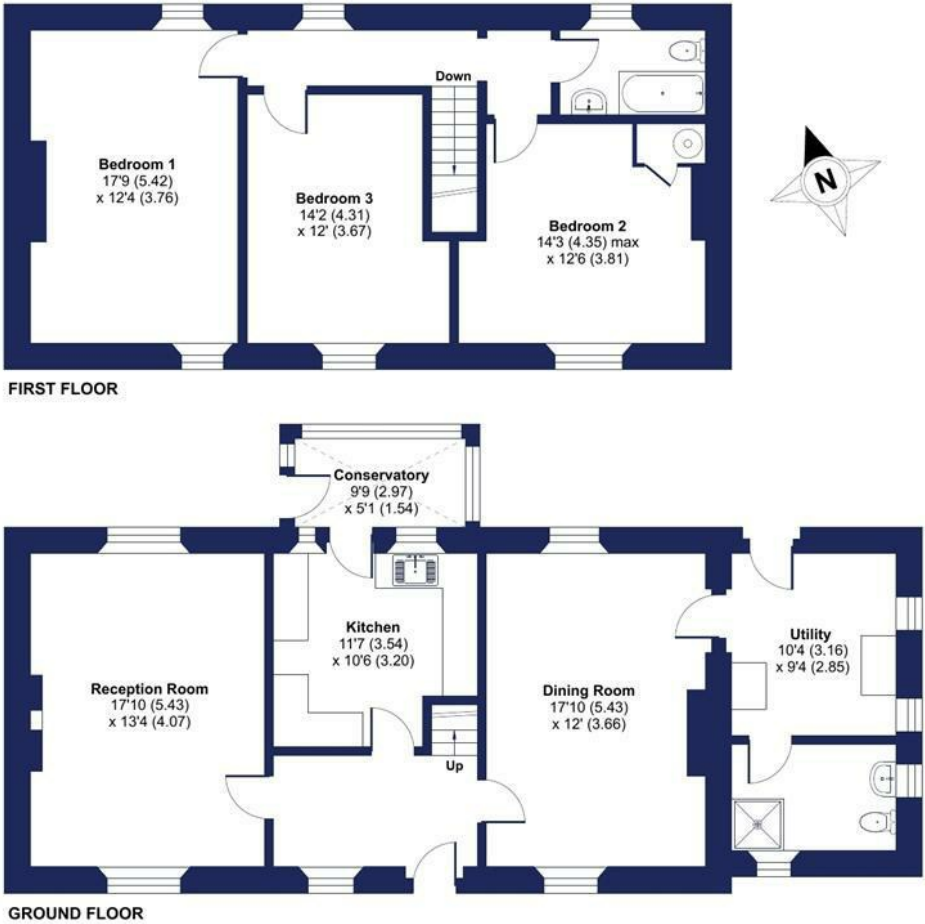


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>1</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Newton St. Loe, Bath, BA2

Approximate Area = 1619 sq ft / 150.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1250944



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Croxbottom Cottage 48 Claysend, Newton St Loe, Bath, BA2 9DD



Price Guide £750,000

A very well situated detached period country cottage requiring refurbishment with planning consent for extension.

- Guide Price £750,000 Plus
- Very well situated detached period cottage for refurbishment with planning consent for extension
- Set on a plot extending to approximately 0.67 acres surrounded by greenbelt farmland
- On the edge of an unspoiled village, a third of a mile from Newton Farm Shop & Café
- 2 reception rooms
- Kitchen & conservatory
- Utility & downstairs shower room
- 3 bedrooms & bathroom
- Planning consent to create a 4 bedroom, 2 bathroom property with 2 reception rooms and a large family kitchen/dining room
- A rare opportunity





# Croxbottom Cottage 48 Claysend, Newton St Loe, Bath, BA2 9DD

The property comprises a substantial detached stone built period cottage with the majority of the accommodation across two floors and a smaller single storey section to one side. The property has been let until recent times and now offers an opportunity for refurbishment and extension to take full advantage of the delightful situation within a plot of 0.67 acres enjoying rural views.

The existing property comprises an entrance hall, two reception rooms, kitchen, small conservatory, utility room and downstairs shower room with three bedrooms and a bathroom upstairs. Planning consent was granted earlier in 2025 (under ref 24/01537/FUL Bath & North East Somerset Council) to extend the property to provide an entrance hall, utility room with cloak/wc, large open plan kitchen/dining and family room and snug/office on the ground floor with four double bedrooms upstairs and two bathrooms. The consent also includes the installation of air source heat pump, ground solar array and detached timber garage.

The property enjoys an enviable situation on the southern edge of the unspoiled village of Newton St Loe where the sale of freehold property is genuinely an extremely rare opportunity. The village has a parish church, and very popular farm shop and café both a short walk from the property. The village of Salford which is close by offers a wider range of day to day amenities, while the City of Bath is only 3 miles to the east.

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

## GROUND FLOOR

### CANOPIED ENTRANCE PORCH

Entrance door leading to

### SPACIOUS HALLWAY

Staircase rising to first floor, window to front aspect.

### SITTING ROOM 5.43m x 4.07m (17'9" x 13'4")

Windows to front and rear, stone fireplace.

### DINING ROOM 5.43m x 3.66m (17'9" x 12'0" )

Windows to front and rear.

### KITCHEN 3.54m x 3.20m (11'7" x 10'5")

Fitted with a range of wall and floor units with inset double drainer sink. Internal window and door to

### CONSERVATORY 2.97m x 1.54m (9'8" x 5'0")

uPVC framed and double glazed with a polycarbonate roof.

### UTILITY ROOM 3.16m x 2.85m (10'4" x 9'4")

Door to outside, window to side aspect. Basic fitted units.

### SHOWER ROOM

Windows to side and front aspect. Suite of wc, wash basin and shower enclosure with electric shower.

## FIRST FLOOR

### LANDING

Access to roof space, window to rear aspect.

### BEDROOM 5.42m x 3.76m (17'9" x 12'4")

Windows to front and rear with rural views.

### BEDROOM 4.35m x 3.81m (14'3" x 12'5")

Window to front aspect with rural views, airing cupboard with hot water cylinder (included in measurements).

### BEDROOM 4.31m x 3.67m (14'1" x 12'0")

Window to front aspect with rural views.

### BATHROOM

Window to rear. Suite of bath, wash basin and WC.

## OUTSIDE

The property is approached by a driveway from the lane with a five bar gate leading to a concrete hard standing area for off street parking. The

cottage stands on a plot extending to approximately 0.67 acres, mainly laid to grass with a variety of dilapidated outbuildings. The gardens lie to the front and rear with a larger area on the western side.

## TENURE

Freehold.

## COUNCIL TAX

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

## SERVICES

Mains water and electricity connected. The property previously had oil fired central heating although the boiler has been removed. There is a private sewerage treatment plant. The planning consent envisages an air source heat pump and ground solar array.

## PLANNING

Planning consent was granted on 15th January 2025 by Bath & North East Somerset Council under reference 24/01537/FUL for the erection of a two storey extension, erection of garage, ground mounted solar array and refurbishment of existing dwelling. The consent was granted subject to conditions. A hard copy of the consent is available from the agents or on the website of Bath & North East Somerset Council - planning section, where all the plans are available to view.

## AGENTS NOTE

The property will be sold subject to restrictive covenants in favour of the vendor. The purchaser must build in accordance with the approved plans as per the planning consent 24/01537/FUL. More details are available upon request.

## ADDITIONAL INFORMATION

Broadband - Ultrafast1000Mbps available via Truespeed and Openreach. You may also be able to obtain broadband service from Fixed Wireless Access providers EE and Three. Source - Ofcom. Mobile - Voice and data coverage likely available externally via EE, Three, O2 and Vodafone. Voice and data coverage likely internally via Vodafone but limited via EE, Three and O2. Source - Ofcom.

The property is in an area of worked and unworked coal, for which it is recommended that a mining report should be obtained.

