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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Rectory Lane, Timsbury, Bath, BA2

Approximate Area = 1493 sq ft / 138.7 sq m
Limited Use Area(s) = 148 sq ft / 13.7 sq m
Total = 1641 sq ft / 152.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Davies & Way. REF: 1342503



11 Rectory Lane, Timsbury, Bath, BA2 0LB



Offers In Excess Of £400,000

An attractive double fronted three storey village house set in the heart of a popular village community with a superb south facing garden.

- Character features fused with modern fittings
- Believed to date from 1780, set in a delightful village location
- Views across the Cam Valley
- Living room with inglenook fireplace and wood burning stove
- Dining room
- Modern fitted Kitchen
- 2 double bedrooms and dressing room
- Bathroom
- 35ft attic studio incorporating bedroom and living space
- Traditional English country southerly facing garden with useful garden stores



11 Rectory Lane, Timsbury, Bath, BA2 0LB

This attractive stone built terraced village house is a unique property of charm and character with a 'T' shape configuration with the majority of the rooms on the southern side of the building giving a wonderful aspect overlooking the garden and enjoying views across the Cam Valley. The three storey house would be easily misjudged by the modest street view on Rectory Lane from which the property takes its address, but to which only a small part of the house fronts. The property, which is believed to date back to 1780 and with several original features, has beautiful double fronted façade and offers generous room sizes throughout.

There are two well balanced reception rooms, one of which has a superb inglenook fireplace with wood burning stove in addition to a modern John Lewis kitchen on the ground floor. The first floor has two double bedrooms, a dressing room and bathroom while the upper floor has a large 35ft long studio style room with exposed timber beams which serves as a living / office area and bedroom.

Rectory Lane is a quiet location in the village of Timsbury which is a well served location with an excellent community atmosphere. The village offers a wide range of amenities including convenience store, café, pharmacy, pet shop, primary school rated as outstanding, church, doctors surgery, hairdressers, community hall with a number of excellent sports clubs and a popular pub The Seven Stars. There is a regular bus service through the village for those wishing to access the cities of Bristol and Bath. The village lies approximately 7 miles south west of the Georgian City of Bath with its range of cultural and educational facilities. The City of Bristol, a regional centre, is just over 12 miles away while the towns of Midsomer Norton (4 miles) and Keynsham (7miles) offer a good range of day to day amenities, and main line railway station. The village is surrounded by open countryside with many excellent walks available from the doorstep.

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

GROUND FLOOR

Stone entrance canopy. Double glazed door to

LIVING ROOM 5.40m x 4.0m (max) (17'8" x 13'1" (max))

Oak flooring, deep set double glazed window overlooking the front garden. Beautiful stone inglenook fireplace with timber bressummer beam and wood burning stove. Radiator.

DINING ROOM 4.95m x 3.32m plus recess (16'2" x 10'10" plus recess)

Double glazed window overlooking the rear garden. Fireplace recess, flagstone floor. Radiator. Door to staircase rising to first floor. Cloaks cupboard.

KITCHEN overall 6.39m x 2.14m reducing to 2.09m (overall 20'11" x 7'0" reducing to 6'10")

Double glazed door to Rectory Lane and double glazed window. Tiled floor, high level electrics box. Furnished with a range of contemporary John Lewis wall and floor units in anthracite providing drawer and cupboard storage space with Corian work tops and surrounds. Inset sink with pillar mixer tap. Built in four ring hob with extractor hood above and oven beneath. Beech block work surface with space beneath and plumbing for appliances. Radiator. Recess with space for upright fridge/freezer.

FIRST FLOOR

LANDING

Turning staircase to second floor. Cupboard with hot water cylinder, wall mounted central heating thermostat.

BEDROOM 5.76m x 4.30m (18'10" x 14'1")

Two double glazed windows overlooking the rear garden enjoying far reaching views across the Cam Valley. Oak flooring. Built in wardrobes (excluded from measurements). Two radiators.

BEDROOM 4.28m to max x 2.80m (14'0" to max x 9'2")

Double glazed window overlooking the garden with far reaching views across the Cam Valley. Built in desk and cupboard with Vaillant gas fired boiler (excluded from measurements) Radiator.

DRESSING ROOM 2.67m x 2.08m (8'9" x 6'9")

Double glazed Velux window and range of built in shelved cupboards and wardrobes (included in measurements). Door to

BATHROOM 2.94m x 2.10m (9'7" x 6'10")

Double glazed tilt and turn window with views to the garden and the hills beyond. White suite comprising wc, pedestal wash basin, bidet and bath with shower screen and over bath thermostatic shower. Extensively tiled surrounds, radiator. Built in cupboard (included in measurements).

SECOND FLOOR

STUDIO ROOM 10.80m x 3.45m (35'5" x 11'3")

With characterful sloping roof lines and exposed roof timbers. This delightful room has an exposed wood floor and three double glazed windows to the southerly aspect enjoying superb far reaching views across the Cam Valley and beyond. Mullioned double glazed window to side aspect. Two radiators. The size of the room is such that it is able to serve as a living / office space and a bedroom.

OUTSIDE

The property backs onto Rectory Lane, there is a passage between the adjacent cottages which leads through the garden to the front door.

SOUTHERLY FACING GARDEN approximately 29m x 10.5m (approximately 95'1" x 34'5")

This is an attractive traditional English country garden. Immediately outside the cottage is a rambling rose with a tiled roof wood store to one side. The garden is laid to lawn with well stocked flower beds and shrubs and a number of trees including several apple trees and a pear tree. There is a productive vegetable plot and soft fruit bushes together with a sunken garden pond and aluminium framed greenhouse. At the far end of the garden is a useful concrete working area adjacent to which are

TWO STONE FACED GARDEN STORES/WORKSHOPS 2.23m x 1.75m and 3.34m x 1.85m (7'3" x 5'8" and 10'11" x 6'0")

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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

On the first viewing it is best to park in The Square just before the turning for Rectory Lane and walk along the lane where the property will be found on the right hand side.

The property does not have off street parking although there is unrestricted parking in The Square and on adjacent roads.

Local authority. Bath and North East Somerset

Broadband Superfast 80 MPS

Mobile phone signal Three variable outdoors. O2 EE Vodafone All good outdoors

Property is within a coal mining reporting area

Property is within a conservation area

