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Badger Cottage, 121 , Marksbury, Bath, BA2 9HP



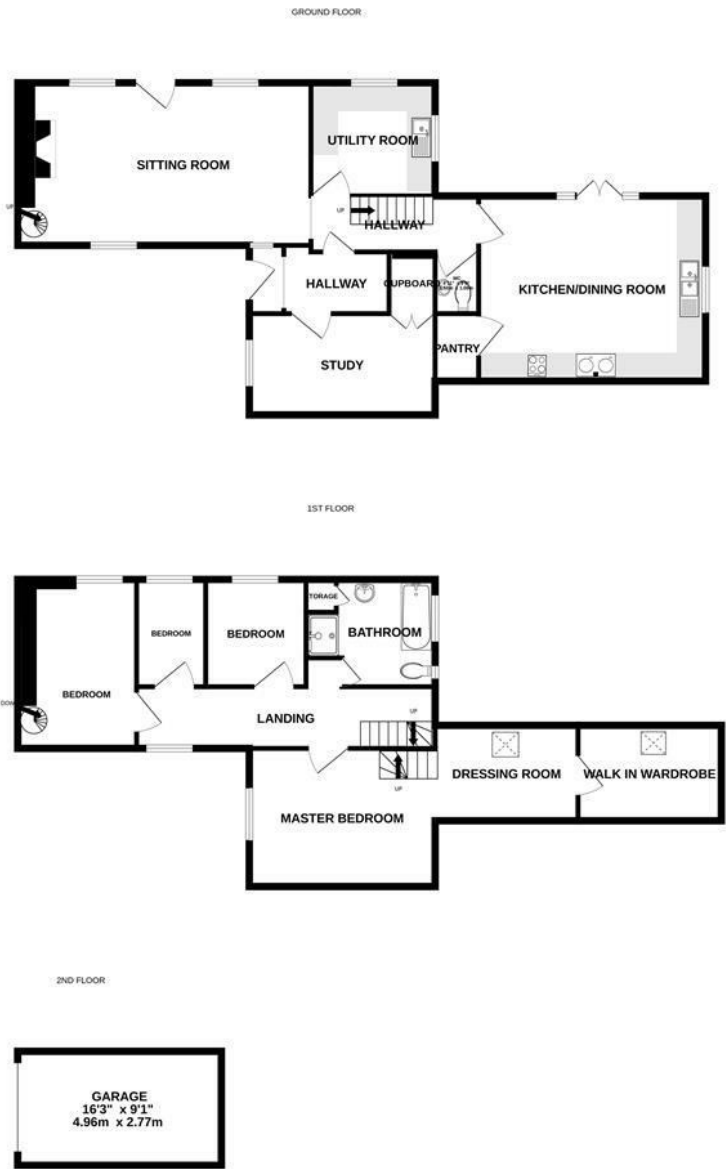
Guide Price £795,000

A delightful Grade II listed detached period cottage set in mature private gardens in a sought after village location.

- Circa 1770sqft Characterful Accommodation Arranged Across 2 Floors
- Beautifully Presented Retaining Much Charm & Character With Origins Dating Back To The 1600's When It Formed Part Of The Popham Estate
- 22ft Sitting Room With Inglenook Fireplace
- Study
- Excellent Live In Family Kitchen
- Utility Room & Cloakroom/WC
- 4 Bedrooms, Dressing Room & Walk In Wardrobe To Main Bedroom
- Elegant Family Bathroom
- Secluded South & Westerly Facing Gardens
- Garage And Additional Off Street Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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# Badger Cottage, 121 , Marksbury, Bath, BA2 9HP

Badger Cottage is a delightful detached period property originally dating from the 1600's and owned by The Popham Estate associated with nearby Hunstrete House. The property has been sympathetically extended and refurbished within recent times to provide accommodation of high quality which is beautifully presented with a good degree of inherent versatility.

The house is gable end on to the village road to the front meaning that its most attractive main double fronted façade is not visible on first viewing. This orientation allows the property to provide a good degree of privacy both internally and within the garden. The cottage has elevations in mellow local stone with mullion windows to the original part of the cottage all beneath an attractive clay tiled pitched roof. The property is approached through an entrance hall which leads to a very welcoming sitting room which has a beamed ceiling and superb inglenook fireplace with wood burning stove. There is a separate study which could double as a formal dining room if required as well as a utility room and downstairs cloak with wc. At the rear of the property there is a well proportioned live in family kitchen which is very much the hub of the home furnished with a range of bespoke units and an oil fired Aga with double doors opening onto a south facing terrace and the garden.

The first floor has four bedrooms, the main bedroom has a en suite dressing room and walk in wardrobe. There is an elegant family bathroom with a four piece suite including a roll top bath with claw feet and separate shower cubicle.

Externally the property has the advantage of a garage and a good amount of private off street parking while the gardens wrap around the house mainly on the western and southern side providing a delightful setting and exhibiting a good degree of maturity.

Marksbury is a sought after village location. Badger 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. In all a rare opportunity presents itself to acquire a property of character and quality which is sure to appeal to all who view.

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

## GROUND FLOOR

Stable entrance door with bullseye panel leading to

### 'L' SHAPED HALLWAY

Tiled floor, ceiling mounted downlighters, short flight of stairs leading to the kitchen with understairs cupboard beneath.

### SITTING ROOM 7.13m x 3.97m (23'4" x 13'0")

A beautiful characterful room with dual aspect mullion windows and a door leading to garden. Superb inglenook fireplace with timber bressumer beam and wood burning stove. Window seat, exposed ceiling beams, original door with Suffolk latches leading to fireside staircase. Built in library shelving and recessed log store, two radiators.

### STUDY/DINING ROOM 4.69m x 2.45m (15'4" x 8'0")

Window to front aspect with plantation shutters, deep walk in storage cupboard (excluded from measurements). Radiator.

### UTILITY ROOM 3.08m x 2.91m (10'1" x 9'6")

Dual aspect with windows overlooking the garden. Tiled floor. Fitted range of bespoke wall and floor units with solid wood work surfaces and up-stands, inset Belfast sink with pillar mixer tap, heated towel rail, floor mounted oil fired boiler, built in refrigerator, plumbing for automatic washing machine and tall storage cupboard.

### LOBBY

Tiled floor, staircase to first floor.

### CLOAK/WC

Low level wc and wash basin with mixer tap and tiled splash back. Tiled floor. Studded oak door with Suffolk latch.

### FAMILY KITCHEN/DINING ROOM 5.60m x 4.51m (18'4" x 14'9")

A wonderful sociable space and very much the hub of the property. Vertical radiator, tiled floor, double glazed French doors and side windows overlooking the garden and leading to a south facing terrace with pergola. Furnished with a range of attractive bespoke wall and floor units in cream providing drawer and cupboard storage space with oak work surfaces and up-stands, inset double Belfast sink with mixer tap. Integrated dishwasher, Neff hob with oven beneath, built in wine cooler and space for American style fridge/freezer. Navy blue oil fired Aga, walk in pantry (excluded from measurements) with extensive built in shelving.

## FIRST FLOOR

### LANDING

Access to roof space, radiator.

### BEDROOM 4.52m x 3.53m (14'9" x 11'6")

Window to front aspect with plantation shutters, beamed ceiling, two radiators.

### DRESSING ROOM 2.82m x 2.33m (9'3" x 7'7")

Sloping roof line, conservation roof light, door to

### WALK IN WARDROBE 3.18m x 2.33m (10'5" x 7'7")

Sloping roof line with conservation roof light.

### BEDROOM 4.03m x 3.58m to max reducing to 2.45m (13'2" x 11'8" to max reducing to 8'0")

Door to landing and also with the benefit of private staircase leading to the sitting room. Window overlooking the garden, radiator.

### BEDROOM 2.61m x 1.71m (8'6" x 5'7")

Window overlooking the garden, radiator.

### BEDROOM 2.42m x 2.62m (7'11" x 8'7")

Vaulted ceiling, window overlooking the garden, radiator.

### BATHROOM 2.81m x 2.02m (9'2" x 6'7")

Two windows to the rear aspect, tiled floor, cupboard with Megaflo hot water cylinder. Half painted timber panelled walls, chrome finished heated towel rail. White suite with chrome finished fittings comprising wc, pedestal wash hand basin with mixer tap, fully tiled shower enclosure with rain head and hand held shower, free standing roll top bath with claw feet with mixer tap incorporating shower attachment.

## OUTSIDE

From the road side there is a short concrete driveway leading to the

### GARAGE 4.95m x 2.78m (16'2" x 9'1")

Up and over entrance door and personal door leading to the garden, power and light connected, window. On the northern side of the cottage is a gravelled parking area for a number of vehicles with a gated access leading to the rear garden.

## GARDENS

The garden is a lovely feature of the property and wraps around the cottage on the southern and western side and is a good size overall and enjoys seclusion. Immediately adjacent to the kitchen is a large flagstone terrace with a timber arbour providing an ideal spot for outdoor entertaining. The gardens themselves are laid extensively to lawn in a traditional cottage style with well stocked flower and shrub beds, further extensive gravel bed, timber framed greenhouse and garden shed. There are raised vegetable beds and an outside water tap is provided.

## TENURE

Freehold.

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is F. 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, electricity and drainage. No gas. The property has oil fired central heating. The oil fired Aga provides hot water.

'Good' external mobile coverage via EE & Vodafone (Source - Ofcom)

1000Mbps Ultrafast Broadband available (Source - Ofcom)

## ADDITIONAL INFORMATION

The photos and video were originally prepared in January 2024.

