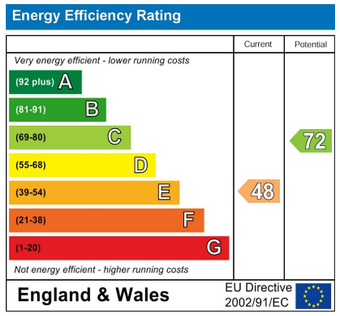
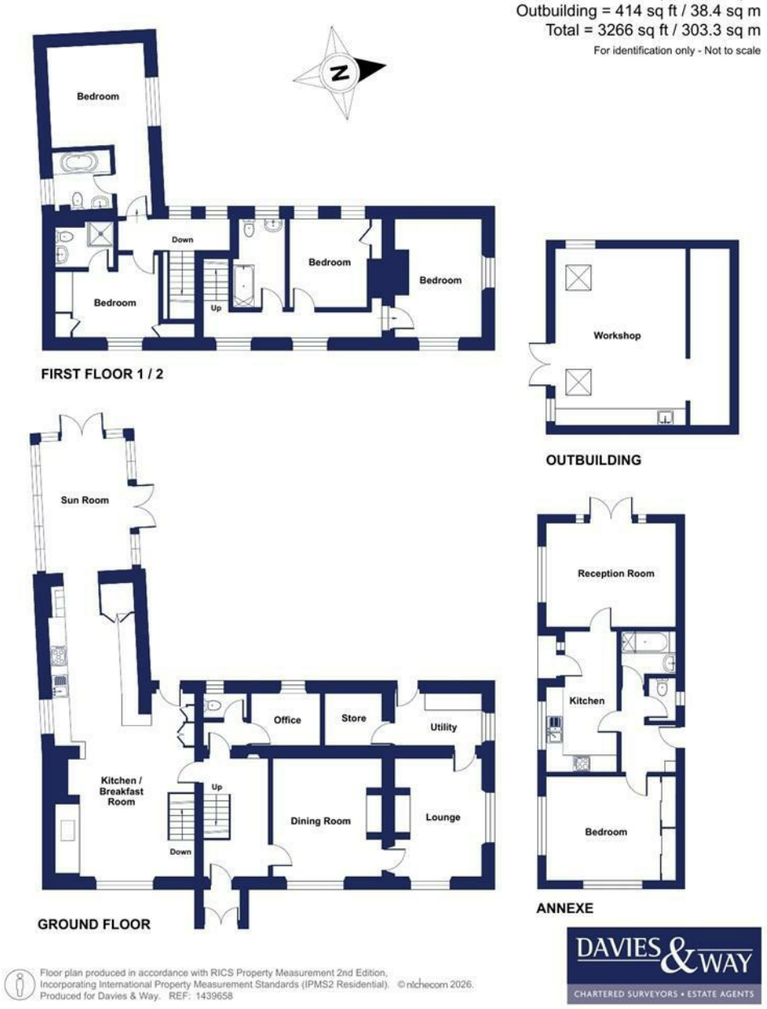


Marksbury, Bath, BA2

Approximate Area = 2247 sq ft / 208.7 sq m
Annexe = 605 sq ft / 56.2 sq m
Outbuilding = 414 sq ft / 38.4 sq m
Total = 3266 sq ft / 303.3 sq m
For identification only - Not to scale



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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Lower Church Farmhouse, 44 Marksbury, Bath, BA2 9HP



£1,000,000

An attractive Grade II Listed detached former farmhouse with detached single storey annexe set in traditional mature gardens within a sought after village location.

▪ Characterful versatile accommodation arranged across two floors ▪ Origins dating from the 1600's with later additions and retaining much charm and period features ▪ Large open plan kitchen living and family room with impressive inglenook fireplace ▪ Two further reception rooms ▪ Study & utility ▪ Four bedrooms, two with en suite facilities & family bathroom ▪ Substantial detached single storey annexe ▪ Workshop ▪ Delightful manageable walled gardens ▪ Ample driveway parking

naea | propertymark PROTECTED
RICS

Lower Church Farmhouse, 44 Marksbury, Bath, BA2 9HP

Lower Church Farmhouse is believed to have been part of the Popham Estate and comprises a substantial detached house dating from the mid 17th Century with later sympathetic extensions. The main elevation is in natural stone beneath a double Roman tiled pitched roof and has an attractive tall gabled porch to the front elevation bearing the crest and moto "Futuris Laetamur" meaning "we take joy in the future", which we feel sure will apply to anyone making this property their home. Having been in the same family ownership since the early 1980's the property is offered for sale on the market with no onward chain. Key features include a large single storey self contained detached annexe in the rear garden and a useful detached workshop, as well as attractive gardens and ample off street parking on the gravelled driveway.

Entering the property through the porch to the entrance hall, there is a large open plan kitchen living/family room which is very much the heart of the property with an impressive inglenook fireplace with wood burning stove. The kitchen features two original bread ovens and opens onto a more recently added oak framed garden room which has a delightful aspect across the rear garden with far reaching views towards the Welsh Hills. There are two further reception rooms on the ground floor as well as a study, utility room and cloakroom with wc.

The first floor is approached by two staircases, one leading from the main reception, the other from the hallway where there are four bedrooms, two with ensuite facilities in addition to a well appointed family bathroom.

The detached single storey annexe has a modern contemporary theme and is an attractive building in brick and stone beneath a clay tiled pitched roof and comprises an entrance hall, reception room, kitchen/breakfast room, double bedroom and bathroom with separate wc. The annex offers further flexibility to the property as this one bedroom single story property could suit a dependant relative or could offer a further income stream.

The property is set on a walled corner plot in the heart of the village with an attractive traditional front garden and an extensive gravelled driveway to one side. The larger area of garden lies to the rear and is level comprising a paved and gravelled terrace and lawn with well stocked flower and shrub borders and a number of specimen trees. There is a substantial detached workshop which would be suitable for a range of uses subject to obtaining necessary planning consents.

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

In all, a rare opportunity presents itself to acquire a substantial village home capable of multiple generational occupation which we feel confident will impress all those who view.

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

GROUND FLOOR

Double doors to

ENTRANCE PORCH
Glazed inner door.

HALLWAY
Beamed ceiling, open tread staircase to first floor, trap door to cellar.

INNER CLOAKROOM

W C
Semi low level wc and window to rear aspect.

STUDY 2.44m 1 82m (8'0" 3'3" 269'0")
Window overlooking the rear aspect, exposed ceiling beam, radiator.

OPEN PLAN KITCHEN/LIVING & FAMILY ROOM 10.5m x 4.92m reducing to 3.08m (34'5" x 16'1" reducing to 10'1")
An inviting living space very much the hub of the property.

LIVING/FAMILY ROOM
Impressive stone inglenook fireplace with timber bressummer beam, slate hearth and wood burning stove. Mullion window to front aspect, beamed ceiling, staircase to first floor.

KITCHEN AREA
Glazed door to outside, cupboard with Grant oil fired boiler. Wood block flooring. The kitchen is furnished with a range of traditional shaker style units with solid wood work surfaces and inset one and a quarter bowl sink with pillar mixer tap. Integrated refrigerator and freezer, plumbing for dishwasher. Range cooker with extractor hood above, two feature bread ovens, dual aspect windows, radiator. Open to

GARDEN ROOM 4.68m x 3.11m (15'4" x 10'2")
Oak framed with double glazed windows and a clay tiled pitch roof. Vaulted ceiling, electric radiator, oak flooring, twin french doors lead to a terrace and a delightful outlook is enjoyed across the garden with countryside views towards the Welsh Hills.

DINING ROOM 4.12m x 3.85m (13'6" x 12'7")
Mullion window to front aspect, stone fireplace with open grate and timber bressummer beam, beamed ceiling, wall lights, radiator, half heck door to

SNUG 4.12m x 1.92m (13'6" x 6'3")
Dual aspect with mullion window to the front aspect and further window to the side. Exposed stone wall.

UTILITY ROOM 3.04m x 1.87m (9'11" x 6'1")
Terrazzo style tiled floor, window to side aspect. Work surface with plumbing for washing machine and further appliance space. Door to outside.

STORE 2.01m x 1.72m (6'7" x 5'7")
Terrazzo style tiled floor.

FIRST FLOOR

LANDING
Accessed via staircase from the living room. Two windows to rear aspect, beamed ceiling.

BEDROOM 6.03m x 3.43m (19'9" x 11'3")
Window overlooking the rear terrace and courtyard. Access to roof space. Radiator.

EN SUITE BATHROOM (included in measurements)
Window to side aspect with views. Well appointed white suite comprising freestanding rolled top bath with claw feet, mixer tap incorporating shower attachment and tiled splashback. WC and pedestal wash basin, tiled floor, radiator.

BEDROOM 2.98m x 2.87m max reducing to 2.42m (9'9" x 9'4" max reducing to 7'11")
Mullion window to front aspect, exposed ceiling beam, radiator. Built in wardrobe (excluded from measurements).

EN SUITE SHOWER ROOM
Tiled floor. White suite with chrome finished fittings comprising wc, pedestal wash basin with mixer tap and tiled splashback. Fully tiled corner shower enclosure with thermostatic shower.

LANDING
Approached by a staircase from the hallway. Two mullion windows to front aspect, beamed ceiling, radiator.

BEDROOM 4.15m x 2.94m (13'7" x 9'7")
Mullion window to front aspect and further window to side. Radiator.

BEDROOM 3.14m x 2.75m (10'3" x 9'0")
Two windows to rear aspect, built in cupboard (excluded from measurements).

BATHROOM 3.15m x 1.85m (10'4" x 6'0")
Tiled floor, heated towel rail, window to rear aspect. White suite with chrome finished fittings comprising bath with tiled surrounds, thermostatic over bath shower, wc and wash basin with tiled splashback.

VERYAN-SINGLE STOREY DETACHED ANNEXE

This self contained annexe is situated in the rear garden with elevations in brick and stone beneath a tiled pitched roof and comprises

ENTRANCE HALL
Access to roof space, floor mounted Worcester Danesmoor oil fired boiler, radiator.

LIVING ROOM 4.57m x 3.67m (14'11" x 12'0")
Double glazed window overlooking the garden with far reaching views beyond. Double glazed french doors leading to rear terrace and garden. Ornamental fireplace with electric coal effect fire. Two radiators.

KITCHEN/BREAKFAST ROOM 4.96m x 2.55m reducing to 1.95m (16'3" x 8'4" reducing to 6'4")
Double glazed window and door to garden with far reaching views. Tiled floor. Furnished with a range of modern wall and floor units comprising inset stainless steel sink with mixer tap, drawer and cupboard storage space, plumbing for washing machine and dishwasher, cooker slot with extractor hood above, radiator. Connecting door to living room.

BEDROOM 4.58m x 3.67m (15'0" x 12'0")
Dual aspect with double glazed windows to front and side aspects. Built in wardrobe and airing cupboard with hot water cylinder (included in measurements). Two radiators.

BATHROOM
Double obscure glazed window to side aspect, tiled floor. White suite with chrome finished fittings comprising bath with mixer tap incorporating shower attachment and separate electric independent over bath shower, pedestal wash basin, extensively tiled surrounds.

SEPARATE CLOAK/WC
Double glazed window to side aspect, tiled floor, low level wc.

OUTSIDE

FRONT GARDEN
There is an attractive walled boundary to the front of the property. The garden is laid to lawn with flower and shrub beds and specimen trees. There is a sweeping gravelled pathway leading to the front door.

An extensive gravelled driveway is situated at the side of the property providing off street parking for a number of vehicles.

REAR GARDEN
An attractive feature of the property, the rear garden comprises a paved patio terrace and gravelled courtyard area immediately to the rear of the house providing a sheltered and secluded area ideal for outdoor entertaining. Beyond the terrace, are level lawns with well stocked flower and shrub borders and specimen trees. Aluminium framed greenhouse and timber garden shed. There is a further fenced area which lies at the rear of the annexe comprising lawn paved terrace, timber shed and shrubs and trees.

WORKSHOP 6.25m x 5.65m (20'6" x 18'6")
Of brick, stone and block construction beneath a mainly tiled pitched roof. Double doors to the side aspect, concrete floor, Velux style roof window and conventional window to rear aspect, overhead storage, power and light connected.

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

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

TENURE
We are informed the property is freehold. The title is presently unregistered.

SERVICES
Mains water, electricity and drainage. The property has oil fired central heating with separate boilers serving the house and annexe. A plastic oil storage tank is situated in a small area of garden to the side of the main house and an additional oil tank is located in the workshop, which services the annex.

ADDITIONAL INFORMATION
Local Authority - Bath & North East Somerset Council.
The property is Grade II Listed.
Ultrafast 1000mps broadband is available. Source: Ofcom.
Good outside mobile signal for EE, Three, 02 & Vodaphone. Source: Ofcom.

















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