



**Rainbow Cottage
Friary
BA2**



*Bradford on Avon 4 miles,
Beckington 5 miles, Bath 6 miles,
Frome 8.5 miles, M4 (J18) 15 miles
(all distances are approximate).*

Services: Mains electricity. Private spring water supply. Private sewerage treatment plant. Oil fired heating.

Local Authority: Bath & North East Somerset Council – bathnes.gov.uk

Council Tax: Band F

Tenure: Freehold



A charming 19th century four bedroom detached cottage in an idyllic location close to Bath.



Situation

Friary is a small picturesque hamlet in a rural position on the edge of the desirable village of Freshford and is in the Cotswold Area of Outstanding Natural Beauty. Freshford boasts a popular community run shop and cafe and in addition there is a great pub. Farleigh Farm Shop is also close by.

There is a train station in Freshford with regular services to Bath Spa which provides high speed rail links to London Paddington.

There is a good primary and pre-school in Freshford. There are a number of exceptional schools in the area including King Edwards, Monkton Combe and Prior Park.



Rainbow Cottage

You enter the property through an entrance lobby into the dining room which then leads through to the living room which has a large fireplace containing a wood burner. The conservatory and study are off the sitting room. Returning to the dining room is access to the fitted kitchen overlooking the river. From the kitchen is the utility room and onwards to the cloakroom with shower. In the sitting room is the enclosed staircase to the first floor which features two double bedrooms, two single bedrooms and the family bathroom.

Garden and Grounds

The drive to Rainbow Cottage is accessed through a five bar gate and there is ample parking and a single garage. The gardens comprise of an elevated lawn area which leads down to the gardens and vegetable gardens containing soft fruits and plum, damson and apple trees. Heading towards the river there is a patio area and steps lead down to the river. Rainbow Cottage has the benefit of Riparian rights in the river. In one corner of the garden there are the remains of a medieval water mill.

Directions (BA2 7UE)

From Bath, head south on the A36 via Brassknocker Hill, after approximately 2.5 miles, turn left onto Friary Lane, continue down the lane until you reach the end and you will find Rainbow Cottage on the right.



Approximate Gross Internal Floor Area

Main House = 137 sq m / 1,470 sq ft

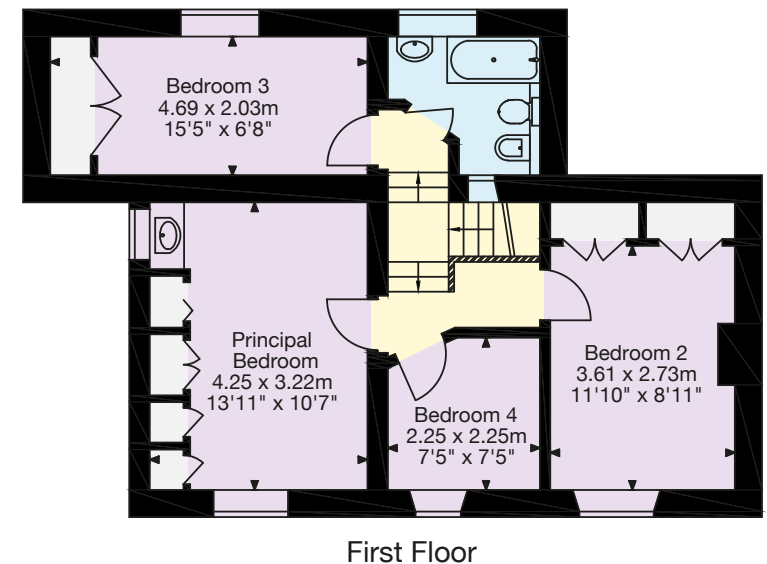
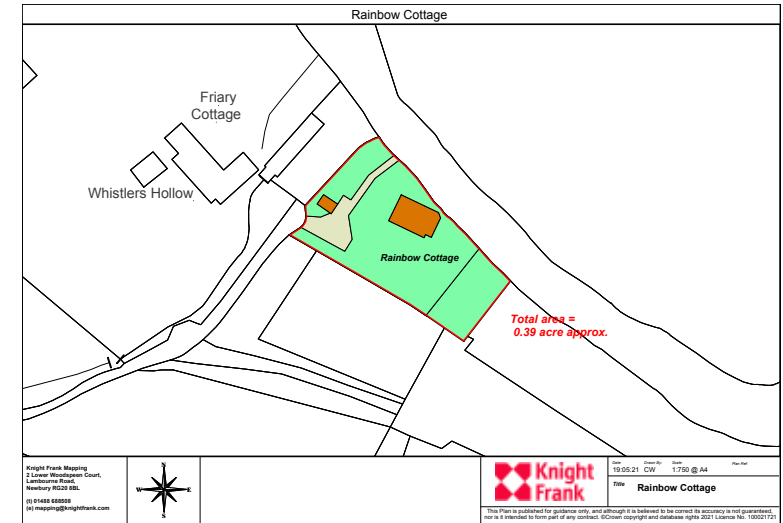
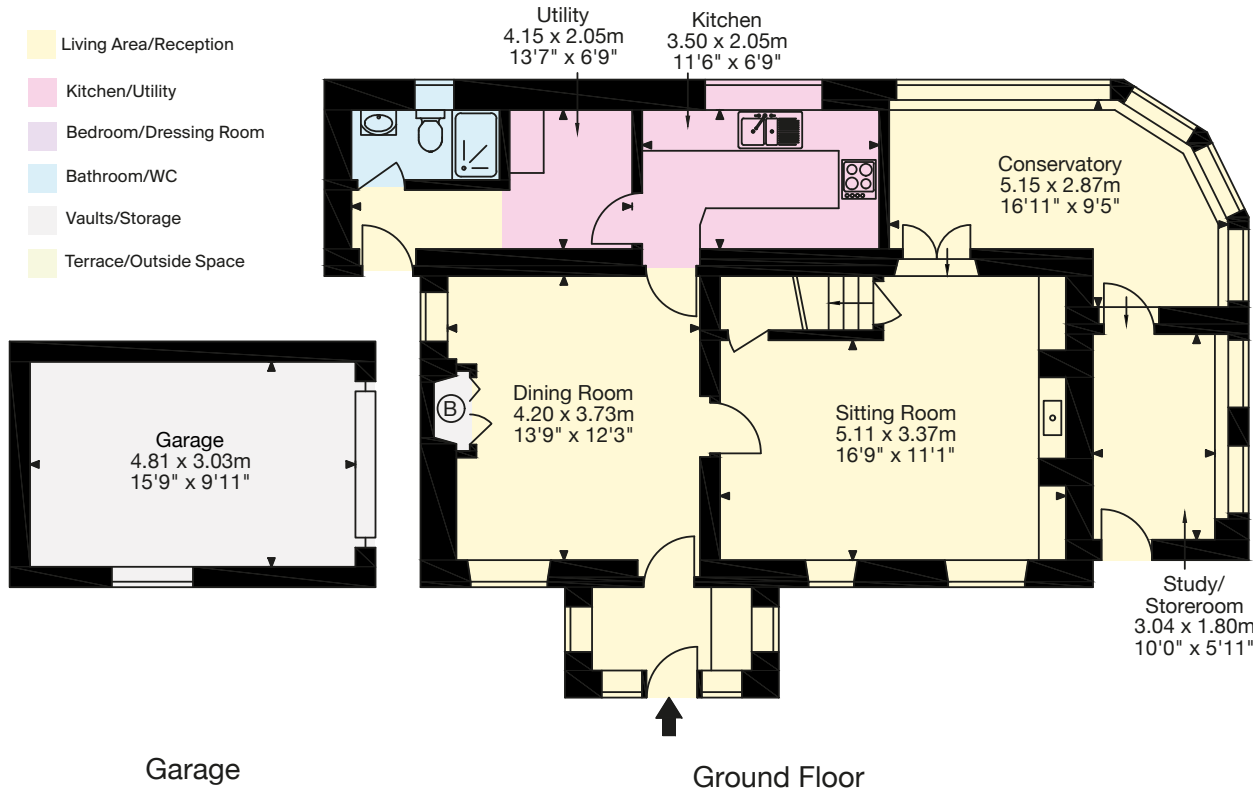
Garage = 15 sq m / 157 sq ft

Total Area = 152 sq m / 1,627 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



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I would be delighted to tell you more.

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