

# Moorland Cottage

Swainswick, Bath



# A four bedroom detached home, situated in a wonderful elevated semi- rural setting close to the city.

Bath City Centre 1.5 miles, Bradford on Avon 8.5 miles, Corsham 9.5 miles, Chippenham 13 miles  
(All distances are approximate)



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## Summary of accommodation

### The House

**Ground floor:** Entrance hall | Living room | Dining room | Conservatory | Office | Kitchen/breakfast room  
Utility room | Cloakroom

**First floor:** Principal bedroom en suite | 3 further bedrooms | Bathroom

### Gardens and Grounds

Gardens | Paddock | Annexe | Garage | Parking

In all approximately 3.46 acres



## Situation

(Distances and times are approximate)



The property occupies an idyllic spot with stunning views over the countryside and beyond, on the eastern fringe of the city. The cool village of Larkhall is just a few minutes' walk away with a comprehensive range of thriving local shops that include a popular family butcher, traditional greengrocer, cafes and pubs, small supermarket, delicatessen, chemist, Post Office and independent shops.



Lovely walks can be enjoyed in the surrounding countryside and up Solsbury Hill.



Central Bath is close at hand offering a wide array of business, entertainment, cultural and sporting activities along with a superb selection of schools, and two universities.



This is an ideal location for commuters with excellent road links towards Chippenham and the M4.



High speed rail links can be found at both Bath Spa and Chippenham stations with journey times to London from 80 and 70 minutes respectively.



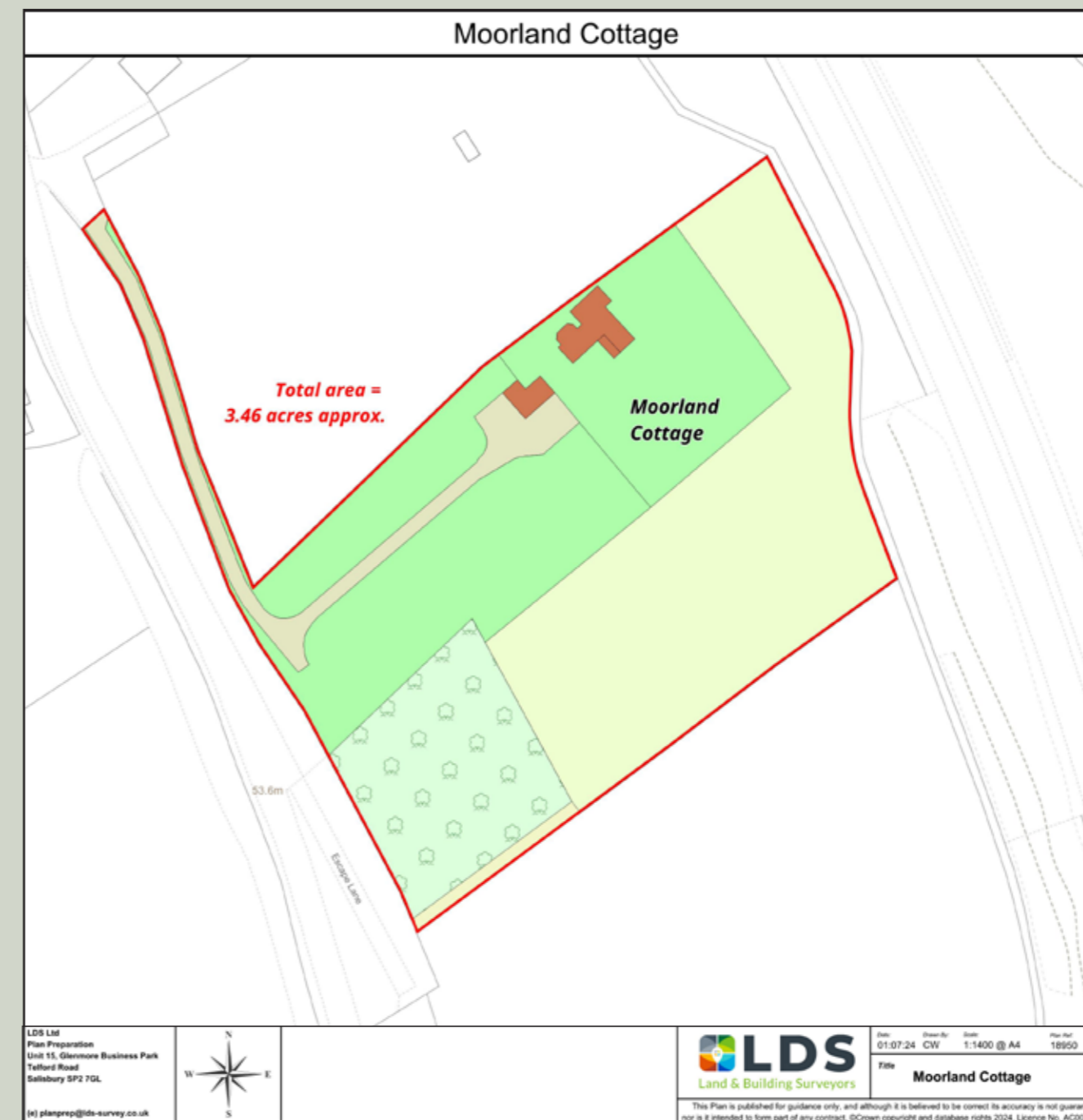
## The House

Moorland Cottage is a modern property which dates back to circa 1980. The current owners have been there for over 25 years and have thoroughly enjoyed living there.

On the ground floor, to the left of the central entrance hall, you have the double aspect living room which leads through to the conservatory. To the right, you have the home office and the spacious triple aspect dining room with double sliding doors to the terrace. At the heart of the house is the light and airy kitchen/breakfast room featuring a Stanley range, and amazing views across the neighbouring fields. From here an archway leads through to the utility room. Also on this floor is a cloakroom.

On the first floor is the principal bedroom with en suite shower room, two further good sized double bedrooms, a smaller double bedroom and the family bathroom.





## Gardens and Grounds

The property is approached via a small section of shared driveway (with one other property), onto a long private driveway which leads up to a parking area where there is space for four vehicles, in addition to the single garage.

Attached to the garage is an annexe which comprises reception room and bathroom on the ground floor, and a larger room on the first floor. This does require modernisation and renovation throughout, and it could be extended/reconfigured subject to obtaining the necessary consents.

The gardens wrap around three sides of the property and are mainly laid to lawn, bordered by mature plants and shrubs. Beyond this are paddocks, and a small copse.

## Property Information

**Tenure:** We are advised that the property is Freehold.

**Services:** We are advised that there is mains water and electricity. Private drainage (septic tank). Gas fired central heating.

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

**Council Tax:** Band G

**EPC:** E

**Postcode:** BA1 8BG

**What Three Words:** /// report.hooked.assume

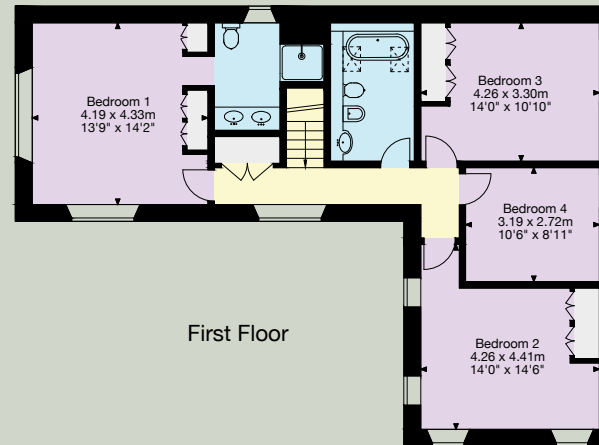
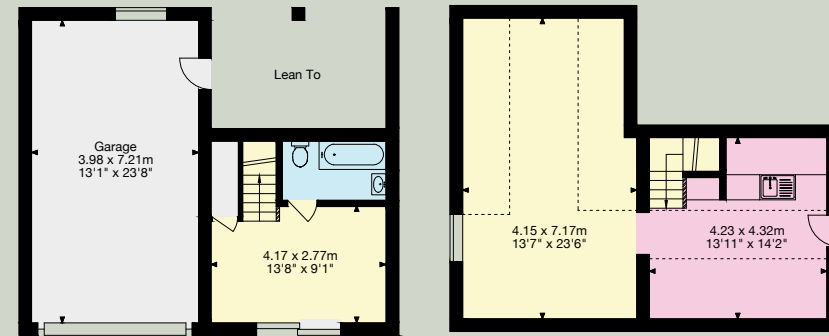
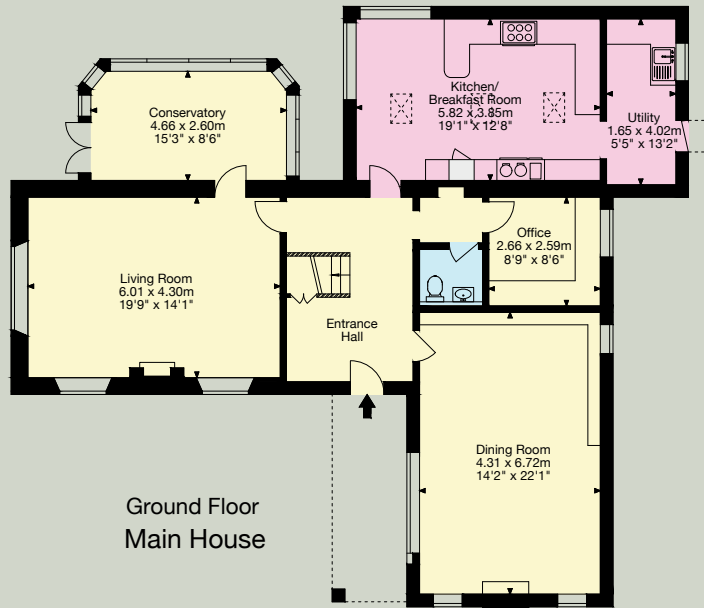
**Guide Price:** £1,150,000

**Agents Note:** There is a footpath which runs along the northeast boundary, outside of the land belonging to the property.

**Viewings:** Strictly by prior appointment with the agent.

Approximate Gross Internal Floor Area  
 Main House = 208 sq.m / 2,238 sq.ft  
 Garage/Annexe = 96 sq.m / 1,033 sq.ft  
 Total Area = 304 sq.m / 3,271 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.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated June 2024.

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