

Elbow Cottage, Turleigh, Wiltshire

A charming four/five bedroom detached family home, with a two bedroom annexe; in an exceptional and enviable rural setting within the desirable village of Turleigh.

Accommodation

Ground floor Entrance hall | Drawing room | Living room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Porch

First floor Principal bedroom | 2 double bedrooms | Single bedroom | Study/bedroom 5 Bathroom | Shower room

Annexe Living room | Kitchen/dining room | Utility Room | Cloakroom | 2 double bedrooms Bathroom

Outside Lawns | Trees | Orchard | Summerhouse | Triple store | Shed | Parking

In all approximately 1.02 acres

Distances

Winsley <1 mile, Bradford on Avon 3 miles, Central Bath 7 miles, Chippenham 14 miles (All distances are approximate).

Situation

The village of Turleigh is within the Cotswolds AONB whilst nestled conveniently between the city of Bath and the bustling town of Bradford on Avon. The nearby village of Winsley has a good pub The Seven Stars, the popular Hartley Farm Shop and Kitchen and a health centre. There is a regular bus service which runs between Bath, Trowbridge and Warminster.

High speed rail links are available from Bath Spa and Chippenham stations with journey times from 75 and 90 minutes respectively. Avoncliff station is approximately 15 minutes' walk from the property providing links to Bath, Salisbury and London Waterloo.



The property is well placed for commuting with access to London and the wider motorway network via junction 18 of the M4.

There are good schools nearby to include Winsley Primary, Christchurch Primary, and the excellent St. Laurence Secondary; and Bath provides an excellent selection of both state and private schools.



The House

The property dates back to circa 1815, and has not been available for sale for almost 50 years, which makes it very special, and presents a unique opportunity. The property requires modernisation and renovation throughout.

On the ground floor from the entrance hall is the dining room with woodburner which leads through to the drawing room with Jetmaster and the kitchen/breakfast room with electric AGA. From here you access the living room with woodburner and the rear porch. Also on this floor is the utility room and a cloakroom.

On the first floor is the principal bedroom, two further double bedrooms, a single bedroom, study or bedroom 5, a bathroom and a shower room.

The Annex

The annexe has been a great addition offering overflow accommodation to the main house, in addition to providing an income with short term lets. The property comprises living room, kitchen/dining room, utility room and cloakroom on the ground floor, with two double bedrooms and a bathroom on the first floor.



Outside

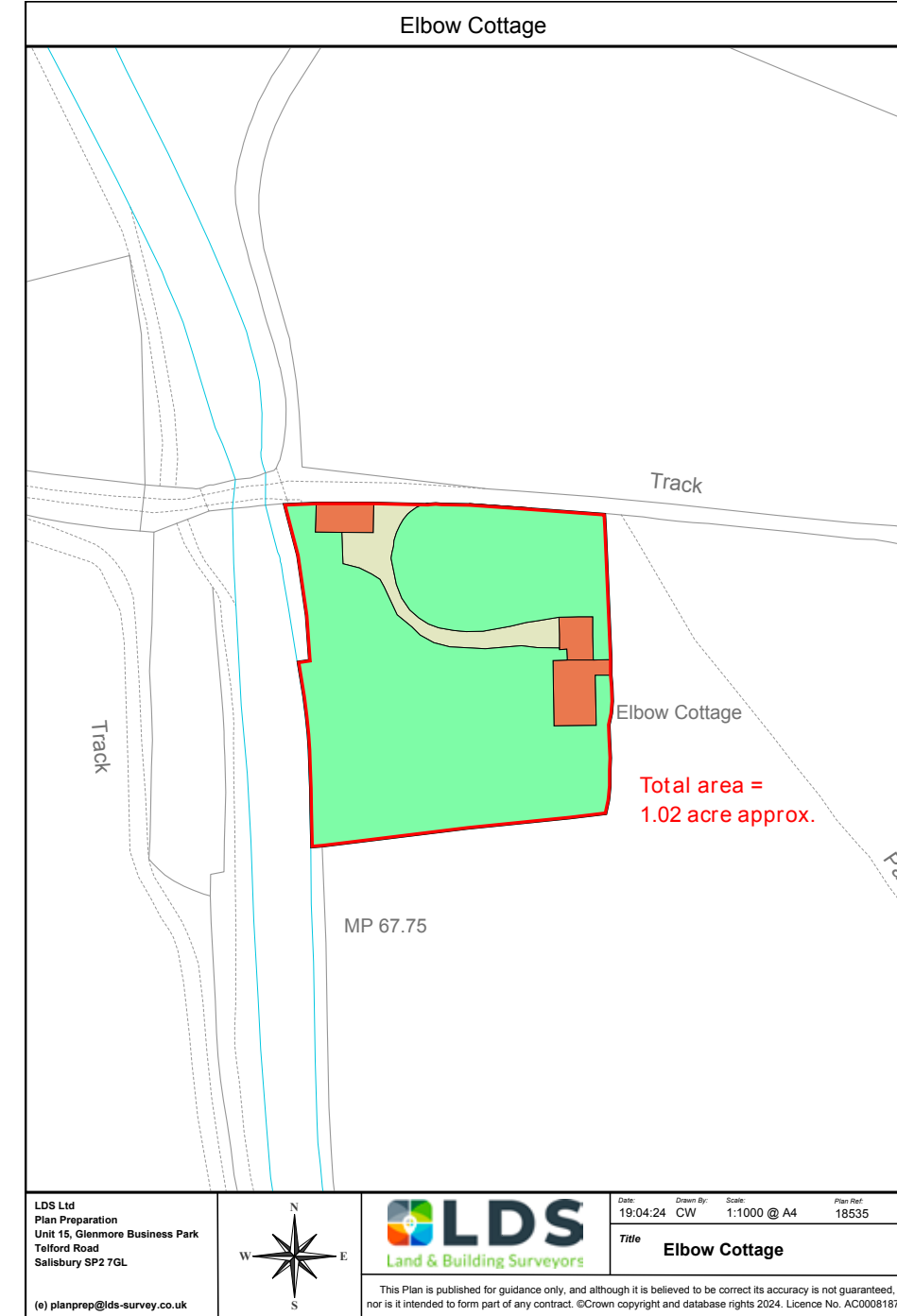
The property is approached down a long track leading to a private driveway where there is lots of parking.

The mature gardens are positioned at the front of the property and extend down to the canal.

There is an old triple bay store, shed and summerhouse.

Green Credentials

The property benefits from 16 Solar Photovoltaic (PV) Panels which are positioned on the roof of the annexe. The panels provide electricity to the house (not the annexe) and produce an income of approximately £700.00 pa (NB. this is variable) making it a more economical house to run.



Directions (BA15 2LZ)

Head south out of Bath on the A36 signposted Warminster, and at the Viaduct traffic lights turn left onto the B3801 and follow signs towards Winsley. Continue under the railway bridge and ascend Winsley Hill. Continue into the village and then turn right onto Dane Rise, go over the crossroads and proceed down the lane into the village. Turn right onto Green Lane, and at the end where it narrows you will see a sign on the wall on your right hand side directing you to Elbow Cottage. Turn right and continue down the track for approximately 0.5 of a mile and you will find the property on your left hand side.

Property information

What Three Words: ///betrayal.waxing.shallower

Services: We are advised that there is mains electricity and drainage. Private spring water. Oil fired central heating. Superfast fibre broadband providing speeds up to 900Mbs.

Agents Note: The property benefits from a right of way over the track leading to the property.

EPC: House: D & Annexe: D

Method of Sale: We are advised that the property is Freehold.

Guide Price: £1,100,000

Local Authority: Wiltshire Council – wiltshire.gov.uk

Council Tax: House: G & Annexe: A

Viewing: Strictly by prior appointment with the agent.

Main House = 194 sq m / 2,088 sq ft

Annexe= 76 sq m / 818 sq ft

Outbuildings = 10 sq m / 107 sq ft

Total Area = 280 sq m / 3,013 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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