



Letecombe Lodge, Freshford, Bath

# A well presented four bedroom home, in the highly desirable village of Freshford.

## Accommodation

**Ground Floor** Entrance hall | Open plan living/dining room | Study/tv room  
Kitchen/breakfast room | Utility room | Cloakroom

**First Floor** Principal bedroom with en suite shower room | 2 double bedrooms with en suite shower rooms | Double bedroom | Bathroom

**Outside** Double carport | Gardens

## Distances

Bradford on Avon 4 miles, Bath 6.5 miles, Frome 10 miles, Bristol 16 miles

(All distances are approximate)

## Situation

Freshford is a fabulous village to the south of Bath, which sits within the Cotswolds Area of Outstanding Natural Beauty, Green Belt and a Conservation Area.

The village has a vibrant community, with an excellent community run shop, a good pub, a highly regarded primary school, a church and a village hall. Other activities within the village also include a Tennis Club and Pilates. There is also the added benefit of the train station which offers regular services to Bath (approximately 10 minutes) and Bristol (approximately 30 minutes).

There are great walks around Freshford and Homewood Hotel and Spa is close by. Bath offers a wide selection of shopping facilities, an eclectic mix of restaurants and theatres. There is also a wide selection of schools in Bath and the surrounding areas.

## The House

The property provides excellent modern family living space arranged over two floors. It was built and finished to a very high specification throughout, with the inclusion of features such as electric Velux automated roof windows and bespoke shutters. There is also a light well at the centre of the house that makes a real feature of the open tread staircase.

On the ground floor from the entrance hall is the open plan living/dining room, a fantastic family space which can be split up in to private areas as the mood demands; or as a wonderful entertaining space. From here is the stylish kitchen/breakfast room with a Quooker tap and integrated Bosch appliances to include a steam oven and fridge/freezer. Also on the ground floor is a the study/tv room at the front of the house, utility room and a cloakroom.

On the first floor is the principal bedroom with walk in wardrobe, en suite shower room and a balcony overlooking the lake and the back drop of the stunning Freshford valley. From here there are three further double bedrooms (two with en suite shower rooms) and the family bathroom.



## Outside

The south facing gardens are positioned to the side and rear of the house, and comprise an entertaining terrace, lawns and incorporate the historic remains of the old cowshed as a folly. There is a two car 'cart shed' style carport with internal storage pod.

## Directions (Postcode BA2 7PL)

From Bath follow the directions to Claverton Down and down Brassknocker Hill towards Limpley Stoke/A36 over the viaduct and travel up the hill for approximately 1.5 miles take the first left at the top of the hill onto Church Lane. Keep on this road passing Freshford Primary School on your right and then turn right onto The Hill. Go past The Inn on your left, go over the bridge and then turn right. Turn right again onto Rosemary Lane, and then turn left into Freshford Mill. You will find Letecombe Lodge ahead of you.

**What Three Words:** ///drift.manage.email

## Property information

**Services:** Mains water and electricity. Private drainage (shared sewerage treatment plant). Gas fired central heating. Superfast fibre broadband.

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

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

**Council Tax:** Band C

**EPC:** B

**Offers in excess of:** £1,250,000

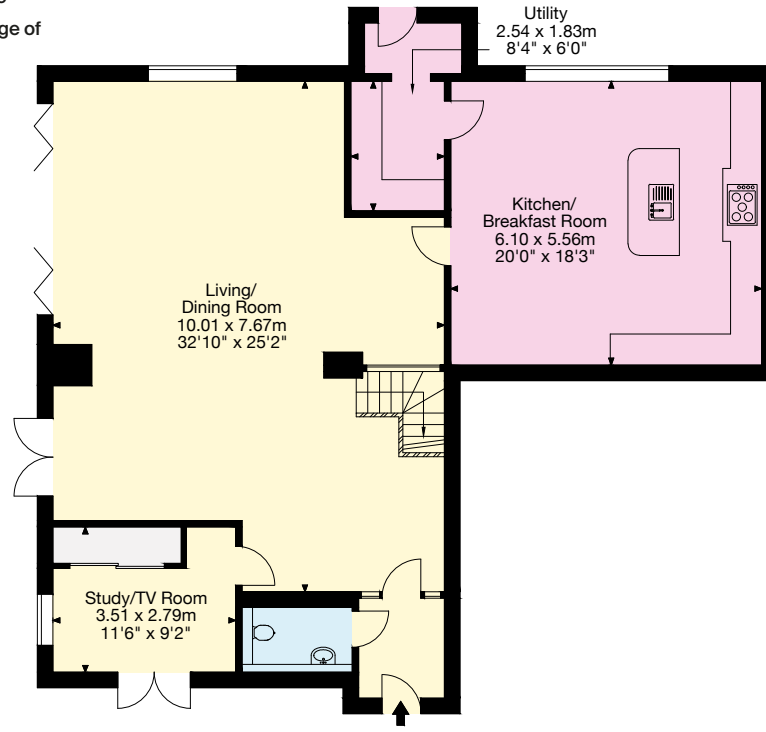
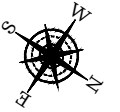
**Viewing:** Strictly by prior appointment with the agent.



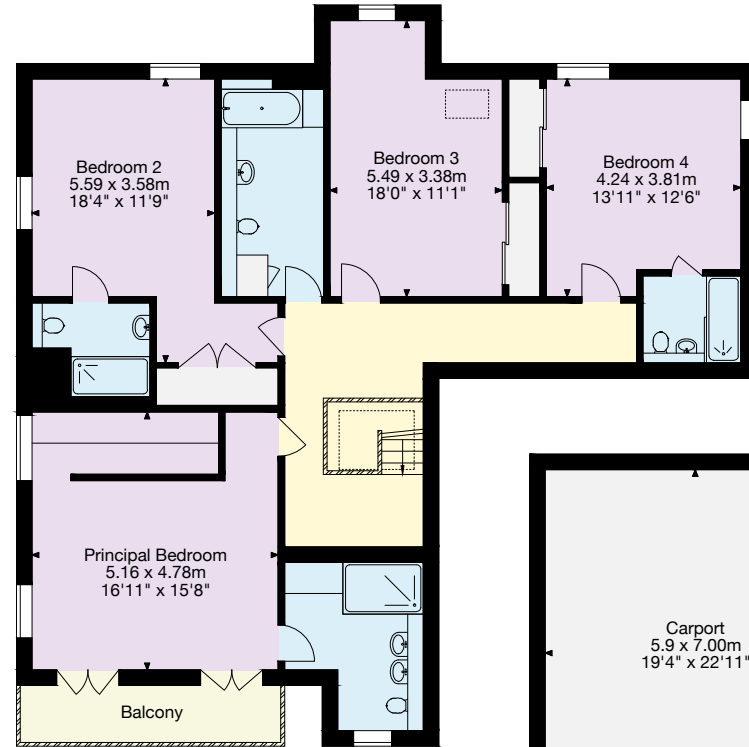
Main House = 254 sq m / 2,735 sq ft

Carport = 40 sq m / 441 sq ft

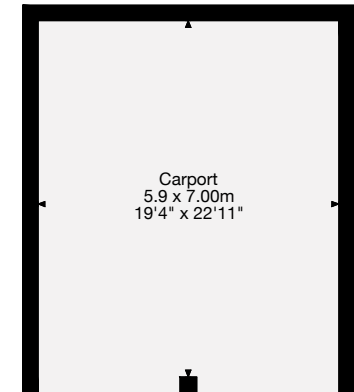
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Carport

**Knight Frank Bath**

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I would be delighted to tell you more

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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 [December 2023]. Photographs and videos dated [December 2023].

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