

Waterleat

Saltford, Near Bath



Waterleat is a unique detached five bedroom contemporary home, in a tranquil position, enjoying fabulous views across the River Avon and surrounding countryside.

Bath City Centre 5 miles, Bristol City Centre 8.5 miles, Bristol International Airport <14 miles
(All distances are approximate)



5



3



3

Summary of accommodation

Main House

Ground floor: Entrance hall | 3 double bedrooms | Bathroom

First floor: Living room | Dining room | Balcony | Kitchen/breakfast room | Utility room
Double bedroom en suite shower room | Cloakroom

Second floor: Principal bedroom en suite shower room | Living room | Front and rear terraces

Outside

Lawn | Terraces | Double garage | Parking

In all approximately 0.19 acres



Situation

(Distances and times are approximate)

The property occupies a riverside position, in a peaceful part of the village which is truly a hidden gem! At the end of the lane is Bristol Avon Sailing Club and Bath Paddleboard Centre so it is a great spot for water sports. Another fantastic offering which is within walking distance is The Bird in Hand, an independently owned and operated English country pub with a legacy of more than 200 years.



Saltford is a highly desirable village extremely well placed for the cities of both Bath and Bristol. The village enjoys a great selection of day to day amenities including the popular Flourish Farm Shop & Cafe, public houses and other facilities, including the Bath to Bristol Cycle Track, Saltford Golf Club and regular bus services.



Bath and Bristol both provide an excellent range of shopping, theatres, cultural and leisure amenities, museums and sporting facilities.



The M4 motorway is easily accessible at Bath J18 or the M32 J19.



There are good rail services from Keynsham Station with onward connections to Bath Spa, Bristol Temple Meads and London Paddington.



Bristol International Airport is within easy reach.



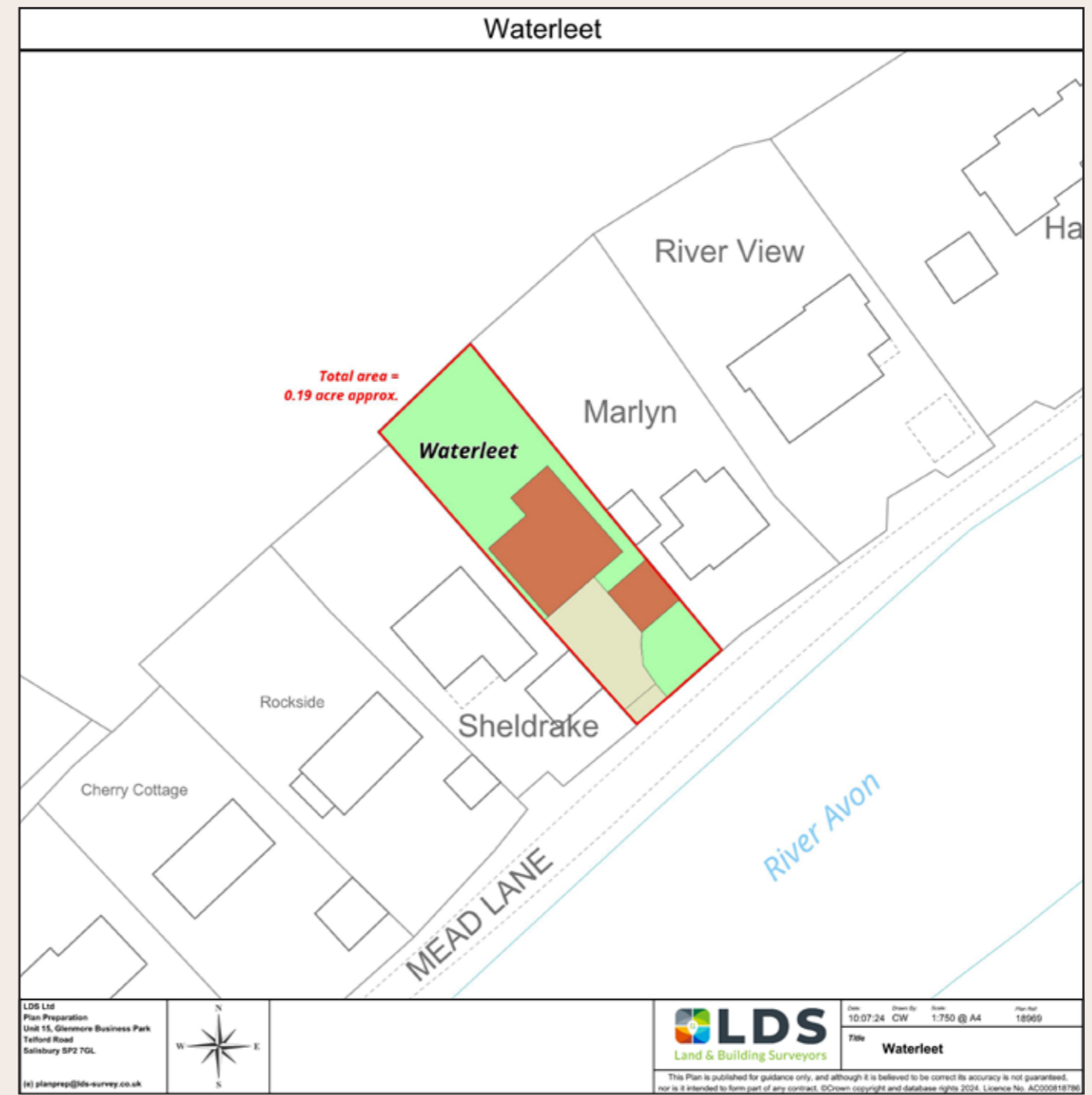
The House

Waterleet originally dates back to 1962, but it was re-designed in 2016 by whiteBOX architects, and now offers well presented accommodation arranged over three floors, with fabulous modern family living space and a great lifestyle feel.

From the entrance hall on the ground floor there are three double bedrooms, one of which is presently used as a study with a separate door to the outside; and a bathroom.

On the first floor is the living room and dining room which both benefit from wonderful views and direct access to a large balcony, and the kitchen/breakfast room which leads through to the utility room. Also on this floor is a further double bedroom with en suite shower room, and a cloakroom.

Continuing up to the second floor, which is an incredible light and airy space, you have the principal bedroom with en suite shower room, the family room and access to the front and rear terraces.



Gardens and Grounds

The property is approached through modern double electric gates onto a private driveway where there is parking for up to four vehicles, in addition to the double garage; which features a remote controlled roller door, power and lighting, a pedestrian door to one side and a sedum roof.

There is a courtyard garden to the rear of the ground floor, a balcony at the front of the first floor, and amazing entertaining terraces to the front and rear of the second floor.

From here there are tiered gardens with a viewing platform at the top where you can take in the amazing 180 degree views across the countryside.

Finally at the front of the property there are landscaped beds and a composite decked terrace.

Property Information

Tenure: We are advised that the property is Freehold.

Services: 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: D

Postcode: BS31 3EP

What Three Words: ///jousting.fantastic.socket

Guide Price: £1,250,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

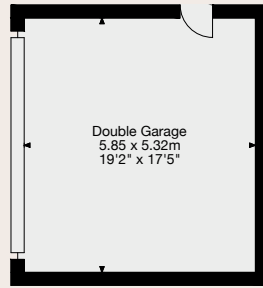
Approximate Gross Internal Floor Area

Main House = 225.2 sq.m / 2,425 sq.ft

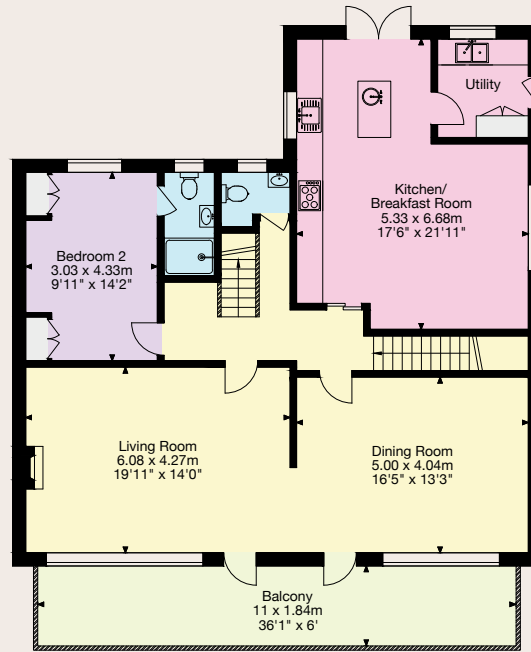
Double Garage = 31 sq.m / 335 sq.ft

Total Area = 256.2 sq.m / 2,760 sq.ft

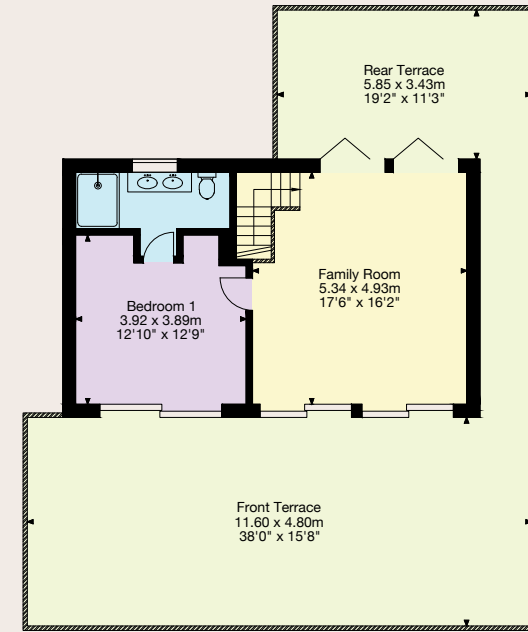
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



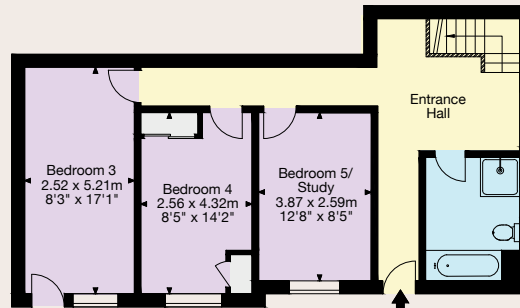
Garage



First Floor



Second Floor



Ground Floor



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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 July 2024.

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