

559 Bath Road, Saltford, Near Bath

A high specification contemporary home, offering fantastic modern family living and entertaining space.

Accommodation

Ground Floor Reception hall | Open plan kitchen/dining room | Living room | Utility
Shower room

First Floor 4 double bedrooms, 2 en suite | Bathroom | Study | Terrace

Second Floor Principal bedroom suite | Double bedroom | Bathroom

Outside Lifestyle garden | Entertaining terrace | Artificial grass | Games room/studio
Sauna | Sunken hot tub | Parking

In all approximately 0.68 of an acre

Distances

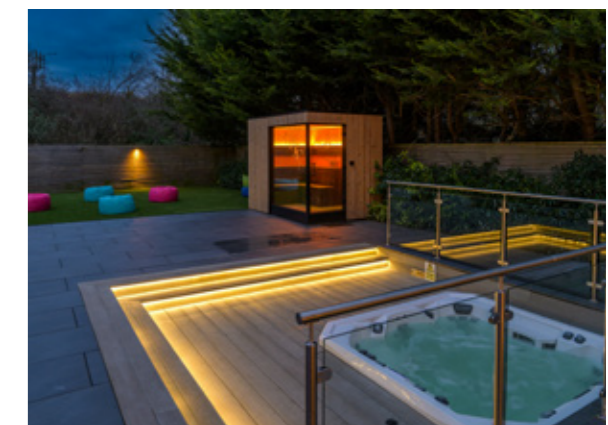
Bath City Centre 4 miles, Bristol City Centre 7 miles, Bristol International Airport 14 miles
(All distances are approximate)

Situation

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 also within easy reach.



The House

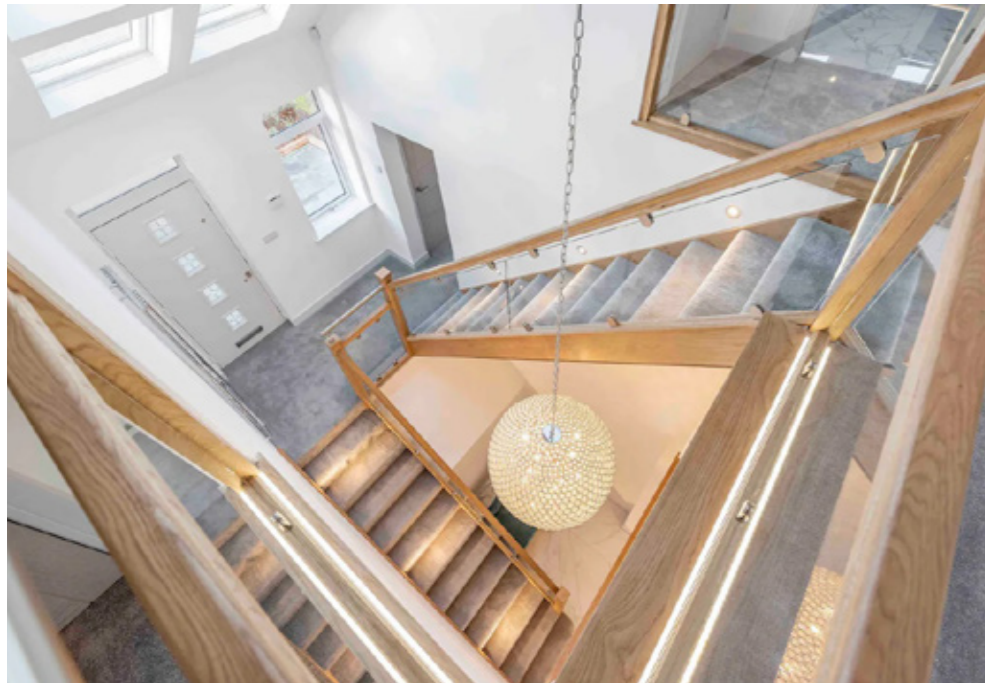
This substantial contemporary property offers spacious accommodation over three floors and is set on generous level grounds.

The property has a large entrance hall with a vaulted ceiling; the interior has been designed with hosting and entertainment in mind. There is a living room off the right of the hall with bi-fold doors opening on to the garden. The kitchen/dining room is fitted with a good range of integrated appliances, a bespoke bench seat dining space, and bi-folding doors to the garden. There is a utility room, boiler cupboard and shower room off the kitchen.

On the first floor are double bedrooms with en suite shower rooms, a double bedroom featuring a beautiful brass bath, a further double bedroom, the family bathroom and a study. There is also a terrace accessed through one of the bedrooms.

On the second floor is the principal suite with a dressing room, en suite bathroom, and a double bedroom and family bathroom.





Outside

The property is approached through electric gates onto a gravelled driveway where there is ample parking for a number of vehicles.

To the front off Bath Road there is an enclosed walled courtyard through double wooden gates. This is paved with a stone tiled pathway and there are planted borders. To one side there are steps leading to two outside toilets. To the other side there is a side access leading down to the rear garden.

The rear garden of the house is enclosed by wooden fencing. This is landscaped and comprises a paved patio leading directly off the kitchen and living room, artificial lawned areas, planted borders, hedges, glass screening with stainless steel handrails and outside lighting. There is a separate Sauna room and a sunken hot tub and a games room.

Agents Notes

The house is currently run as a very successful luxury Airbnb and offers investment potential along with two additional self-contained cottages next door (available via separate negotiation).

Directions

From Bath head west on Upper Bristol Road/A4, passing through Newbridge and continue onto the Bristol Road/A4. At The Globe roundabout take the 3rd exit to stay on the Bristol Road/A4. Continue on for just over 1 mile towards the village of Salford, After the Minerva Rowing Club on your right take the small lane on the right that will lead you to the gates of the property.

Property information

What Three Words: ///grabs.singers.cascaded

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

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

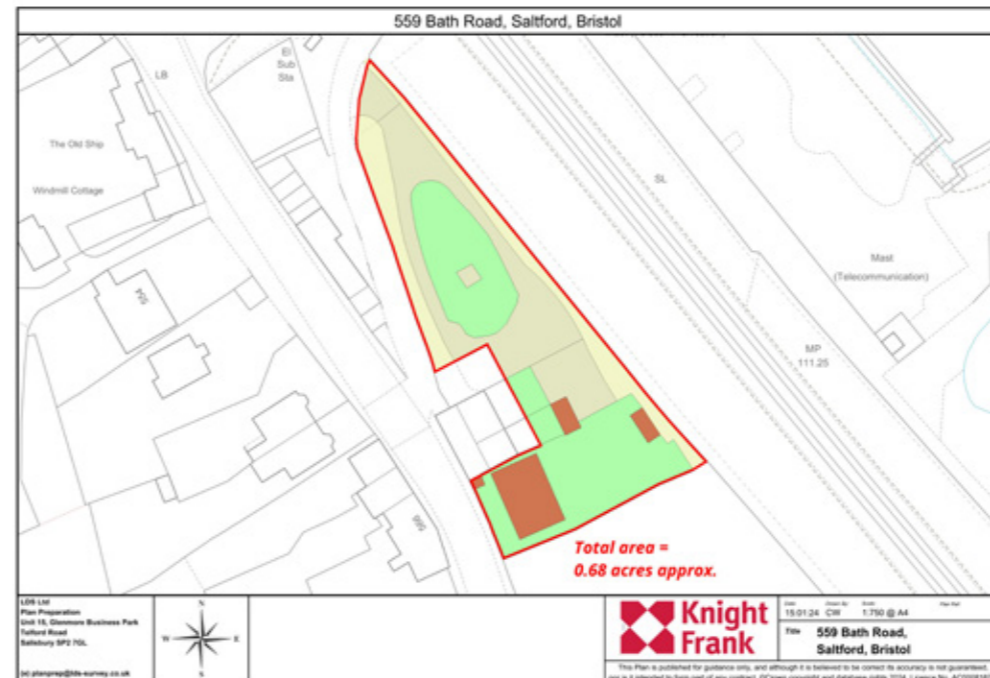
Guide Price: £1,250,000

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

Council Tax: Band G

EPC: C

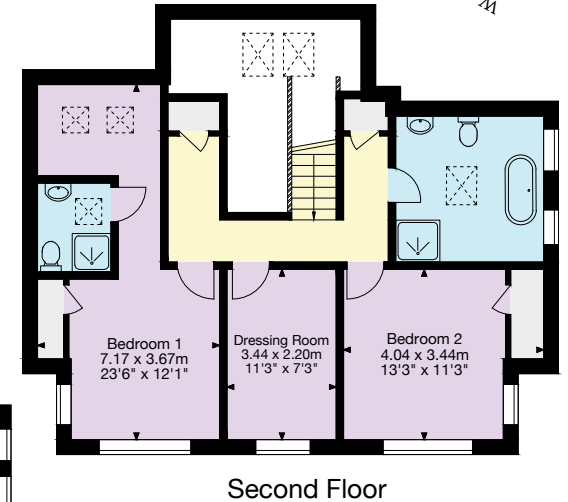
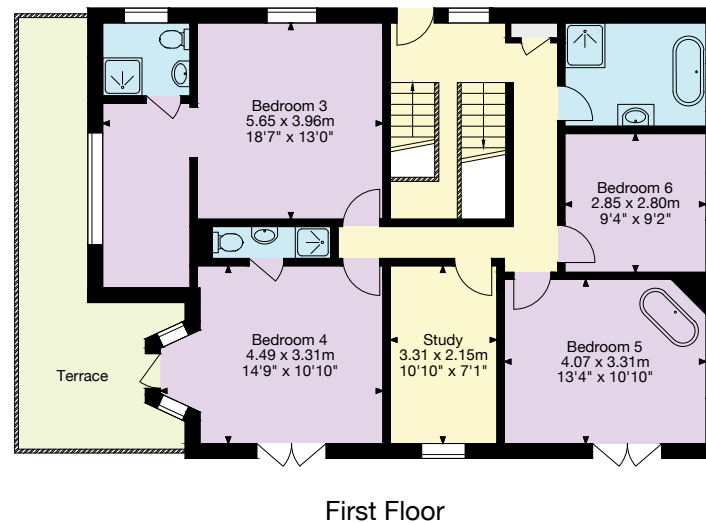
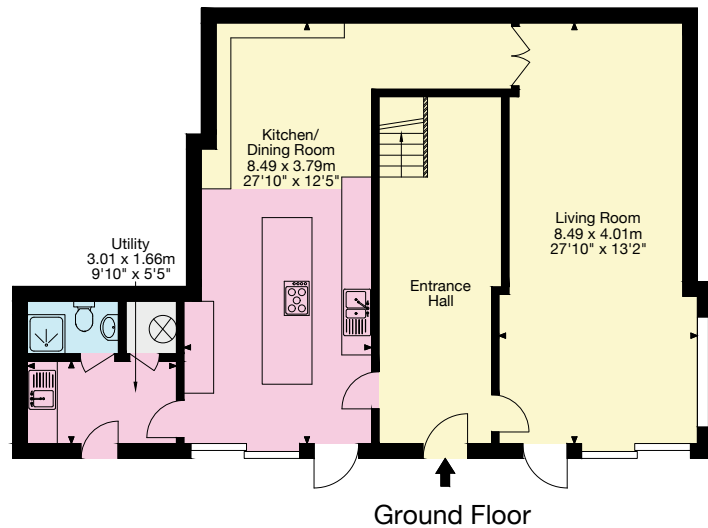
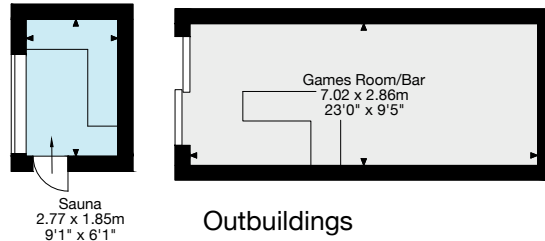
Viewing: Strictly by prior appointment with the Knight Frank, LLP



Main House = 303 sq m / 3,263 sq ft

Outbuilding (Sauna) = 5 sq m / 53 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.



Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Francesca Leighton-Scott
01225 325 994
Francesca.Leighton-Scott@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [February 2024]. Photographs and videos dated [January 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.