



Little Garth, Padleigh Hill, Englishcombe, Bath,
BA2 9DW

£499,950

A very substantial late 1920s single storey 1524sqft detached double fronted semi-rural house with large gardens and an extra orchard. Overlooking the Englishcombe valley on the south western fringe of the city and tucked off the road in a cul de sac of only five homes. Extremely spacious internal accommodation with three double bedrooms, two receptions, kitchen and shower room. Rear and side gardens leading to a private orchard/paddock. Gated driveway, large garage with further lean to behind. Updating required but huge potential on offer to create a truly one off family home in a secluded location. No onward chain. Sole Agents

- 1524sqft
- Large gardens and orchard
- Plenty of parking
- Cul de sac location
- Detached



Property Description

AGENTS NOTES A very substantial late 1920s single storey 1524sqft detached double fronted semi-rural house with large gardens and an extra orchard. Overlooking the Englishcombe valley on the south western fringe of the city and tucked off the road in a cul de sac of only five homes. Extremely spacious internal accommodation with three double bedrooms, two receptions, kitchen and shower room. Rear and side gardens leading to a private orchard/paddock. Gated driveway, large garage with further lean to behind. Updating required but huge potential on offer to create a truly one off family home in a secluded location. No onward chain. Sole Agents

We have included a Land Registry title map in our photo list to best explain the irregular plot and attached orchard on this property.

Property directions - Leaving the City Centre on the A367 Wells Road to Bear Flat, turning right into Bloomfield Road and then taking the third turning right into Englishcombe Lane. Follow to the end/T junction, turn right and immediately left towards Englishcombe down Padleigh Hill. After about 75 yards, turn right and then immediately left and Little Garth is the second property from the bottom on the right.

ENTRANCE PORCH Double glazed front and side windows, double glazed front door, side lit part glazed internal door to hall.

ENTRANCE HALL Radiator, meter cupboard, loft access with pull down ladder, coved ceiling.

SITTING ROOM Double glazed front and side windows, radiator, picture rail, coved ceiling, tiled fireplace with inset gas fire.

DINING ROOM Rear double glazed picture window, additional double glazed side window, radiator, picture rail.

KITCHEN Two double glazed rear windows, double glazed door to rear porch, base and wall units with worktops and inset sink/drain, space for cooker with hood over, part tiled walls, coved ceiling.

BEDROOM 1 Two double glazed front windows, radiator, picture rail.

BEDROOM 2 Double glazed side window, radiator, coved ceiling.

BEDROOM 3 Side internal window, radiator, cupboard housing immersion tank, built in alcove wardrobes, picture rail.

SHOWER ROOM Double glazed rear window, walk in shower enclosure, pedestal basin, low level W.C, part tiled walls, radiator.

GARAGE Up and over door to front, side window, light, wall mounted Worcester gas boiler, rear double doors to lean to.

LEAN TO Rear personal door, power points, plumbing for washing machine.

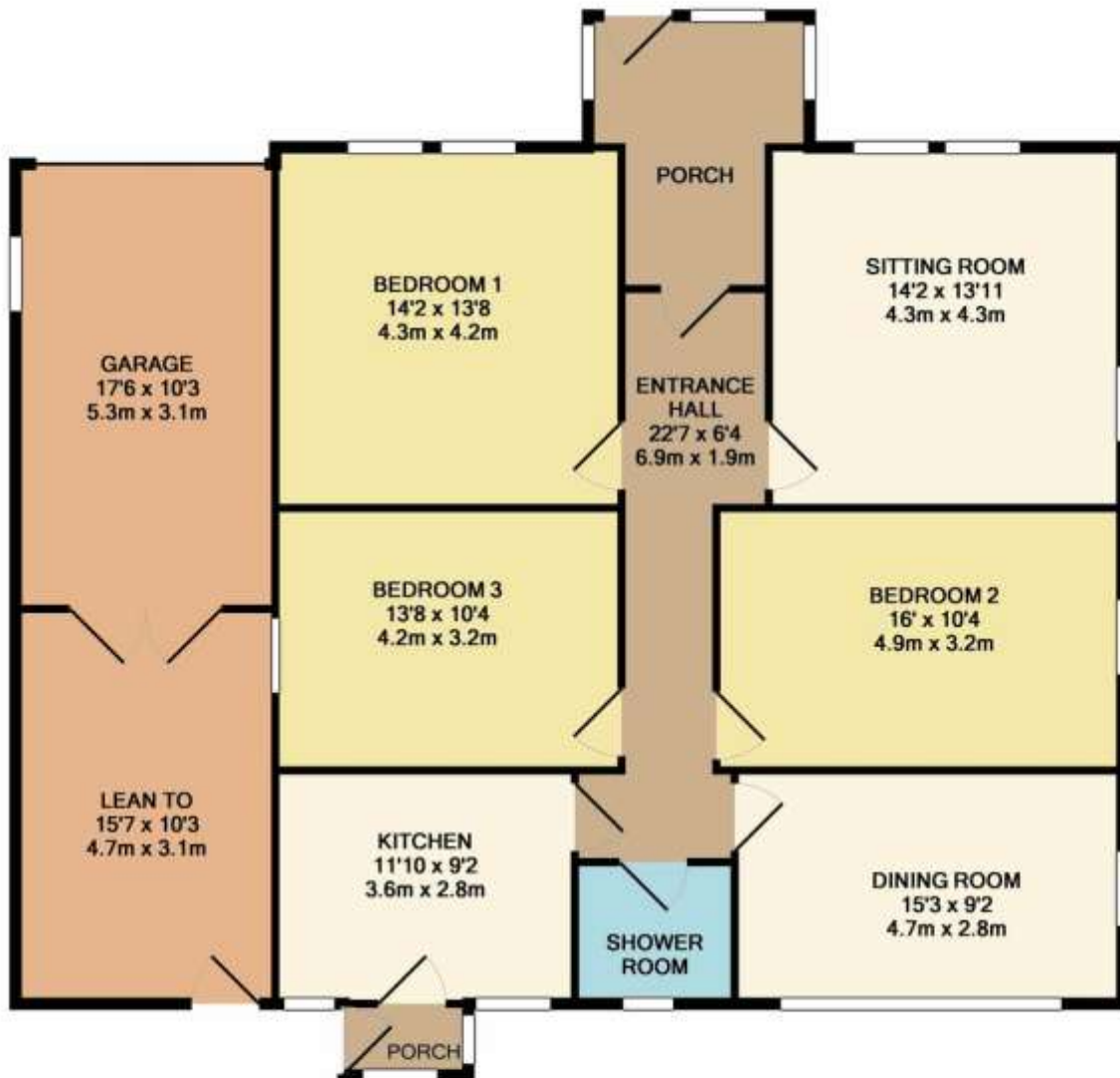
REAR GARDEN 48ft x 14ft - paved seating area with beds and borders. Fences and walls to side and rear. Side gate to side garden.

SIDE GARDEN 54ft x 48ft - south facing
Lawn, pond and shrubs. Mature hedging to sides. Gated access to front garden and paddock/orchard.

PADDOCK/ORCHARD Hedges and fences to sides, mature trees and shrubs.

FRONT GARDENS AND DRIVEWAY Gated drive for 2/3 vehicles. Gravelled and lawned areas with mature trees and shrubs. Hedging and fencing to side and front.





TOTAL APPROX. FLOOR AREA 1524 SQ.FT. (141.6 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Contact Details

9 Moorland Road
 Oldfield Park
 Bath
 Avon
 BA2 3PL

W: www.madisonoakley.co.uk

E: info@madisonoakley.co.uk

T: 01225 829040

Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements