

# hunter french





# Friary Cottage, Friary, Bath, BA2 7UE - £975,000

Friary Cottage is a beautifully presented detached stone house, believed to date back to the 17th century, nestling in a private and tranquil riverside setting by the River Frome with views across Iford Valley. Cherished by its current owners, it has spacious and adaptable accommodation, retaining its period charm and gardens.

A glazed porch entrance leads to a central hall with tiled flooring and a staircase to the first floor. The neatly designed cottage kitchen has wooden fitted units providing ample storage, tiled flooring and an electric oven/hob. This leads to the main living which has stripped wooden floors and a conservatory extension creating a light, bright space with views into the gardens and meadows beyond.

The second living room, used mainly in the winter, has a highly efficient wood burning stove which, being centrally placed, maximises heat distribution throughout the house. Beyond this reception room is a double guest bedroom with its own ensuite shower room. Above this room is a large storage cavity accessed by retracting wooden steps.

On the first floor both bedrooms have stripped back polished floorboards and high-pitched ceilings with exposed roof beams creating a feeling of light and space. A beautiful master bedroom has views across the river, a dressing room, ensuite bathroom and extensive fitted wardrobe space. Bedroom 2 features an ornamental original fireplace, fitted wardrobes and a small bathroom.

The gardens surround the cottage, including a productive vegetable bed. An elevated terrace with stone steps and handrail leads down to the river where there is a retractable pontoon, an enchanting spot where you can glimpse river wildlife, including resident kingfishers, ducks, a variety of fish including brown trout and the occasional otter.

The fenced orchard with chicken hut lies adjacent to the cottage and is planted with a variety of productive apple, pear and walnut trees.

There is parking for two cars within the main curtilage. The drive leading to the cottage is also owned by the cottage (although the maintenance is shared with neighbours) and has a parking area for two more cars, often used for visiting guests. There is a cedar wood outhouse with handmade shingle roof which houses garden tools and the oil tank.

Solar panels on the roof (installed in 2022), with battery storage, have proved highly efficient in reducing energy bills. The cottage is supplied with water from a prolific natural spring (with borehole back-up). A dedicated optic fibre to the premises provides exceptional broadband speeds.

Friary is walking distance from Freshford village which has a GWR station (Bath 10mins, London Paddington 90 minutes, Bristol 30 minutes) and the popular Freshford Primary School. Further amenities include a community farm shop & café, health service, Homewood Park Hotel & Spa, a tennis, football and cricket club - and the ever-popular Inn at Freshford. There is a regular programme of events at the Memorial Hall in Freshford hosted by well-supported clubs and societies.

Bath is 5 miles from Friary and enjoys a wealth of cultural, business and recreational opportunities. Bath's excellent range of state and public schools include Beechen Cliff, Monkton Combe, Kingswood, The Royal High, Prior Park College, Hayesfield and King Edwards. Ralph Allen School, Monkton Combe and Prior Park College are within a short drive. There is a train service from Bath Spa direct to London Paddington taking approximately 90 mins. The M4 motorway J18 is just a short drive north, providing easy road access to London, Bristol and the M5 motorway.

Additional Information:

\*A further 5 acres of paddock with shelters and water supply are available by separate negotiation

Optic Fibre to the Premises

Tenure: Freehold

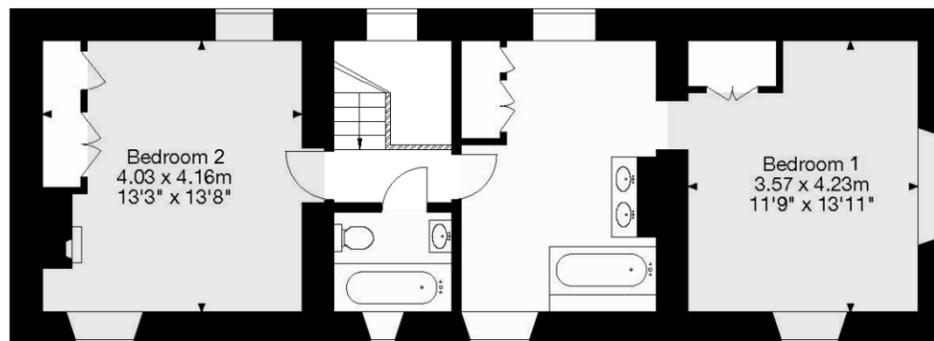
Council Tax Band: E

EPC Rating: C (Potential C)

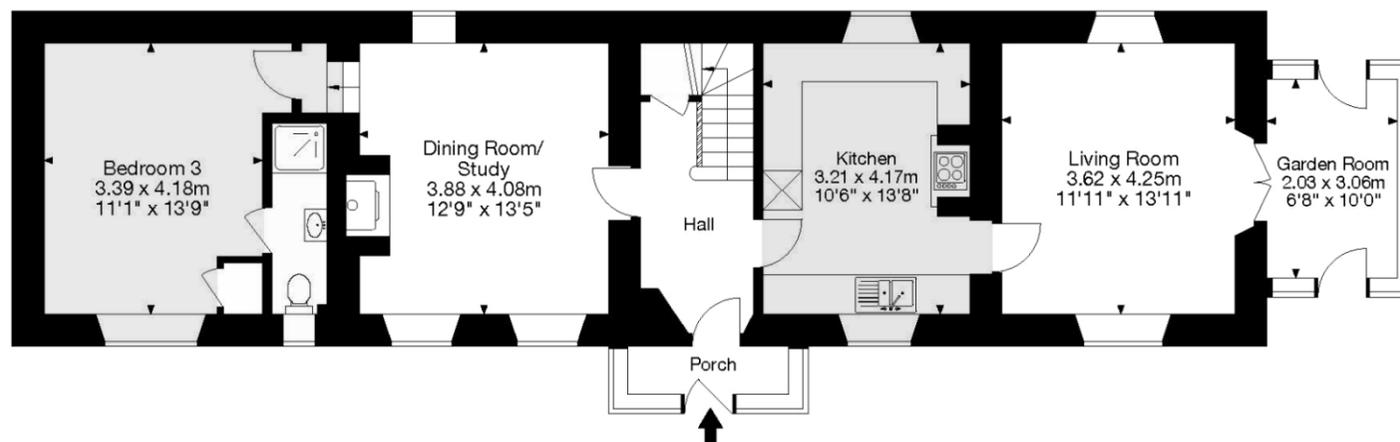
Mains Electricity / Private Drainage / Spring-fed Water Supply/ Oil-Fired Central Heating/ Solar Panels



Gross Internal Area (Approx.)  
146.7 sq m / 1,579 sq ft



First Floor



Ground Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.