



TYNING ROAD, COMBE DOWN BATH, BA2
£650,000 FREEHOLD

Winkworth



- Secluded Combe Down location
- Double fronted detached house
- 100ft south-facing garden
- Garage and off road parking
- Central old village location, walking distance to local amenities

A pretty detached double fronted house with large garden in Combe Down.

Stone portico | entrance hall | sitting room | dining room | kitchen/breakfast room | cloakroom | 2 bedrooms | bathroom.

Tranquil gardens with architect designed home office with heating, power and high speed internet.

Garage and off street parking.

Planning permission in progress for 2 further bedrooms.

Garri House is a detached house in the heart of old Combe Down. Tucked away in a secluded and quiet lane away from any traffic noise.

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Charming cottage in heart of Combe Down.

The downstairs comprises of a sitting room with log burner, dining area and kitchen. Both sitting room and dining room have solid oak flooring and large double doors opening on to a beautifully planted terrace at the top of the garden.

Upstairs you can find a lovely sized double bedroom, a second bedroom and a bathroom. Despite being in the heart of Combe Down the outlook is of greenery and trees giving a sense of openness to the house and garden.

The property further benefits from a garage with off-street parking all accessed via a private road - a rarity in Combe Down. At the bottom of the garden is an architect designed home office that provides an excellent home working environment for one or two people.

The property has been well insulated under the wooden floors and in the loft and has solar panels on the roof and a battery in the loft space. Energy usage is low due to LED lights throughout and the property comes with payments from the feed-in-tariff.

Garden

The secluded and beautiful mature cottage-style garden is a wildlife haven. The garden includes well maintained raised vegetable beds and a range of small trees including fig, pear, elderflower, strawberry, cherry and bay trees. There is a small pond home to newts and frogs. Wildflower areas and two rare orchids only found in a few sites in Somerset. There is also a south facing sunny terrace for sitting and eating. Garden shed.

Tenure: Freehold





Garri House, Tying Road,
Combe Down,
Bath BA2 5ER

Main House

994 Sq Ft - 92 Sq M

Outbuilding

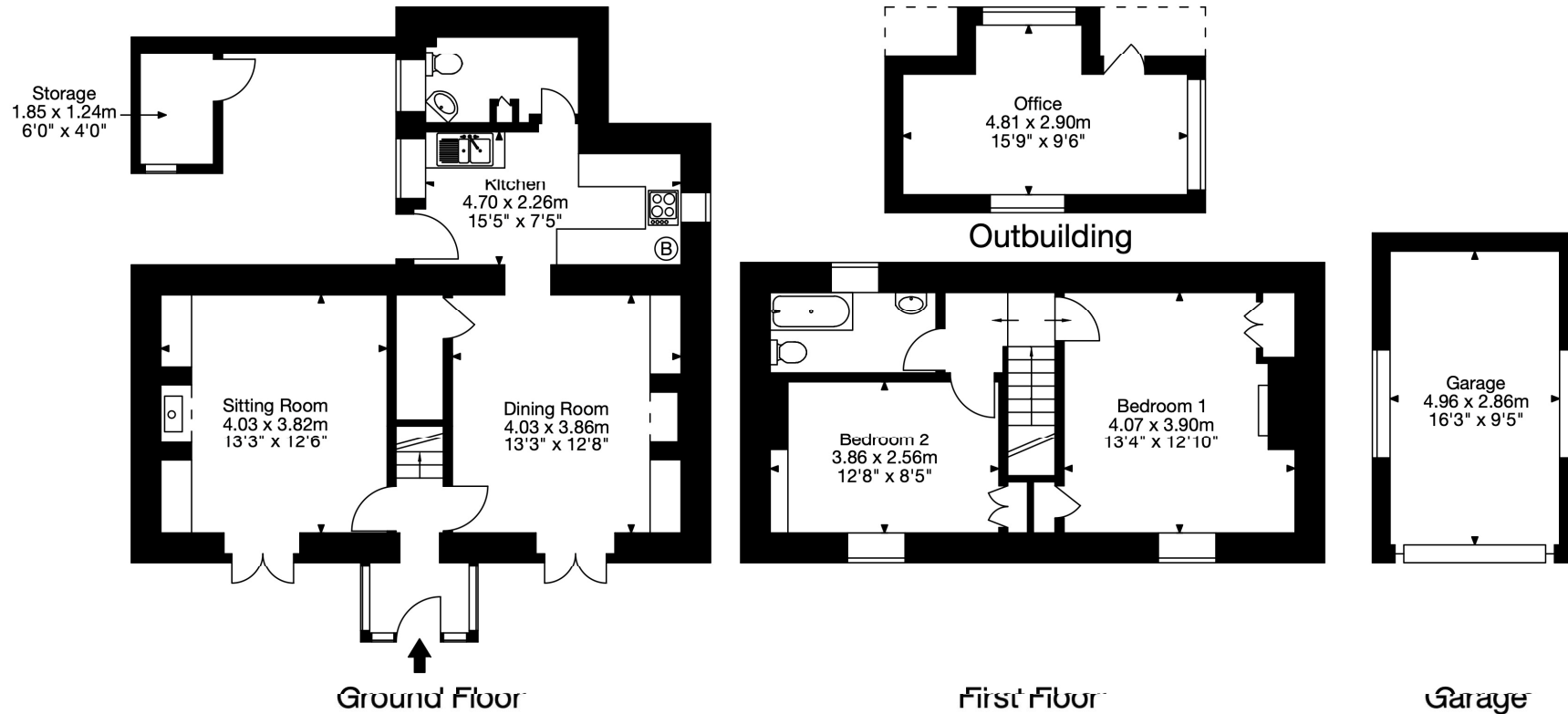
123 Sq Ft - 11 Sq M

Garage

153 Sq Ft - 14 Sq M

Total Area

1270 Sq Ft - 117 Sq M



Capture Property Marketing 2020. Drawn to FICIS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

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