

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



4 MANOR FARM, SKINNERS HILL, CAMERTON, NEAR BATH, BA2 0PJ



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CAMERTON, Nr. BATH, BA2 0PJ

Bath 8 miles, Bristol 13 miles, Frome 10 miles and Wells 13 miles

Summary

Exclusive and unique homes in beautifully landscaped grounds in a wonderful location on the edge of a quiet, very popular rural village. They enjoy sunny, south and west facing views to the bordering countryside. Sold with Advantage Guarantee warranties.

Location

Camerton is a quiet rural village, without busy roads, surrounded by beautiful countryside, yet being within a short drive of the surrounding centres including Bath and Bristol. Manor Farm is approached from Skinners Hill with good quality residential properties to the east and north and open agricultural land to the south and west. The private drive leads through the grounds to a generous parking areas for residents and visitors. Close by is access to a vast network of footpaths through the surrounding countryside.

Economy and comfort

Key features

- 3.6 kW Photovoltaic Panels for each dwelling
- Air Source Heat Pumps for heating and hot water
- Significant energy cost savings
- Option of Battery Storage
- Superb energy performance

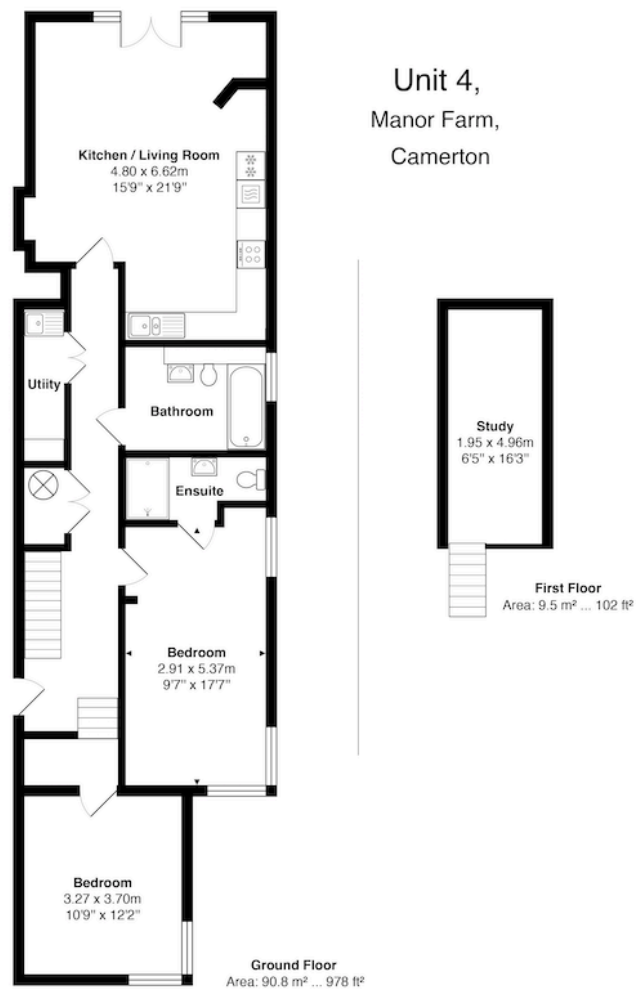
Exposed stone walls, quality materials, creative use of space and large windows combine to create a charming and unique property full of character.

The front door opens to a hallway that gives access to all the rooms and leads to the kitchen/dining/living room at the rear. This is a large, versatile room that has French doors out to a good size rear garden. The kitchen is stylish and contemporary with integrated appliances and solid wood work surfaces. There are two double bedrooms, one with an ensuite shower room, with a separate, spacious family bathroom and a utility room and large coat cupboard. In addition, steps rise from the hallway to a mezzanine floor. This is suitable for various uses and could be an office or additional bedroom.

Outside

The property has 2 parking spaces at the front and a good size private garden at the rear.





Approximate gross internal floor area of main building - 100.3 m² / 1,080 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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