

# whiteley helyar



2,205ft<sup>2</sup>



4 double  
bedrooms



2 bathrooms &  
cloakroom



double garage &  
extensive  
driveway parking

Guide Price                      £800,000

Westwinds, Tynning, Timsbury, Bath, BA2 0HG

A spacious detached house of individual and pleasing character enjoying truly fabulous, panoramic and far reaching views over the adjacent countryside and for miles beyond.

### ACCOMMODATION

4 double bedrooms  
en-suite shower room  
large sitting room  
kitchen/breakfast room  
conservatory

bathroom  
cloakroom  
dining room  
utility  
oil fired heating & double glazing

### EXTERNALLY

The house sits in good size level gardens, mostly to the Southern side. They are laid to lawn with various ornamental shrubs, bushes, trees and well stocked flower beds. There is a paved sun terrace and further lovely sitting areas to take account of the truly wonderful sunny orientation and aspect. There is a gated driveway, providing parking for numerous vehicles and leading to the double garage.

### LOCATION

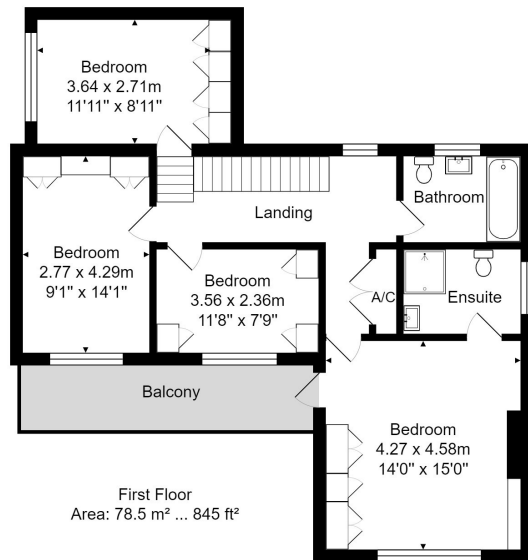
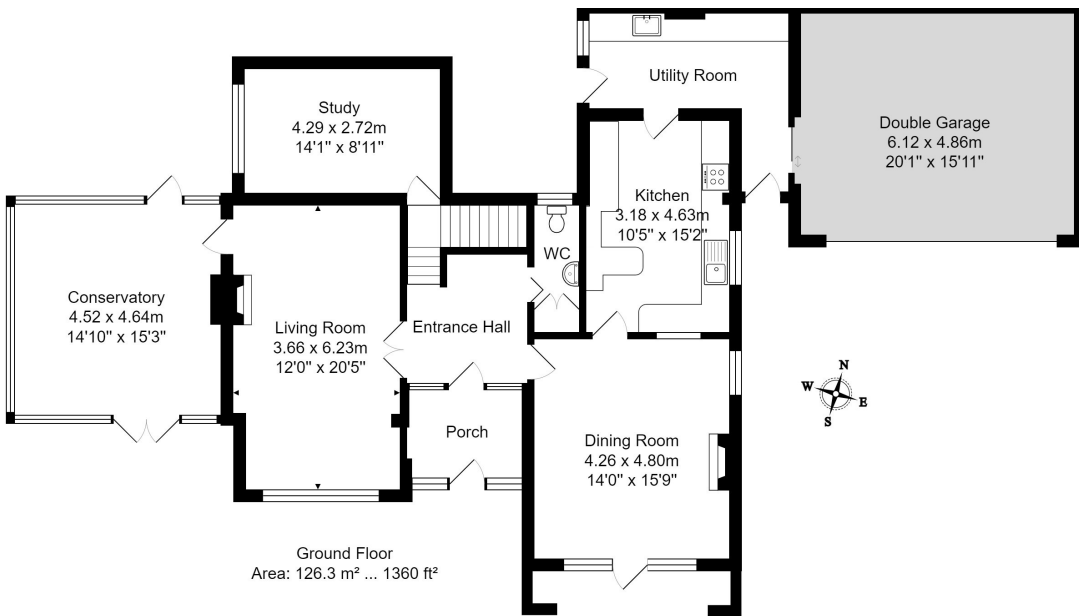
Westwinds stands peacefully in this highly sought after position. The various shops and amenities in the village of Timsbury are closeby (including a couple of general stores, primary school, bus service from the top of the lane, church, doctors surgery, cricket ground, takeaway and pub), whilst the house sits immediately next to wonderful rolling countryside. The countless shops, cultural facilities and transport links in both Bath and Bristol are also a short drive away, some 8 and 11 miles distant respectively.

### DIRECTIONS

Leave Bath heading West, going through the villages of Corston and Marksby on the A39. Fork left after the New Inn, down Timsbury Road and continue to the crossroads at the entrance to Timsbury. Turn right here (Hayeswood Road) and take the first left into Priors Hill. Turn right into Tying immediately after the first house on this lane and Westwinds will be found after about 100 yards on your right hand side.







Total Area: 204.9 m<sup>2</sup> ... 2205 ft<sup>2</sup> (excluding double garage, balcony)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness

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Energy Efficiency Rating		Current	Potential
Most energy efficient - higher trading costs	A		
Highly energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Least energy efficient - higher trading costs	G		

England & Wales

**Tenure: Freehold**  
**Council tax band: 'F' £3,043.52**

