

# whiteley helyar



2,175 ft<sup>2</sup>



5 bedrooms



2 bathrooms



double garage &  
off street parking

Guide Price                      £1,150,000

Walnut Ridge, 39, Middle Stoke, Limpley Stoke, Bath, BA2 7GF

A stunning detached family home on an attractive plot of around a third of an acre offering spacious and versatile accommodation. This beautifully presented property is positioned in an enviable tucked away spot in this idyllic village location on the outskirts of Bath enjoying breathtaking views across the Limpley Stoke valley and beyond.

### ACCOMMODATION

entrance hall  
wonderful 36' ft open plan sitting kitchen dining room  
utility room  
cloakroom  
home office / bedroom  
four further double bedrooms  
en-suite shower room and walk in wardrobe to master bedroom  
family bathroom  
balcony enjoying outstanding views down the valley  
boot room  
integral double garage with automated garage door

### EXTERNALLY

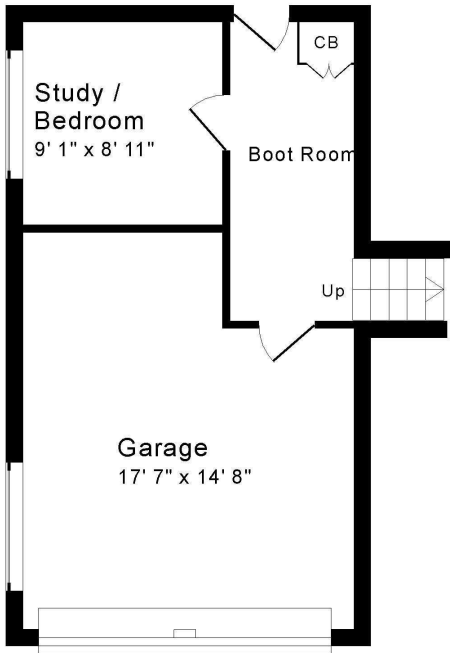
The property occupies an attractive plot, altogether around a third of an acre. At the entrance to the driveway there is an additional piece of garden land (in the past covered by developers) providing space for a number of uses subject to the relevant consents. The long driveway sweeps up and round to Walnut Ridge where you are greeted with space to turn and park several vehicles as well as access to the double garage. The gardens are to three sides, mature and thoughtfully landscaped, mainly laid to lawn and planted with an array of flowers, shrubs and trees. Delightful views of the valley can be enjoyed from a number of spots, one a spacious paved patio providing great space to entertain.

### LOCATION

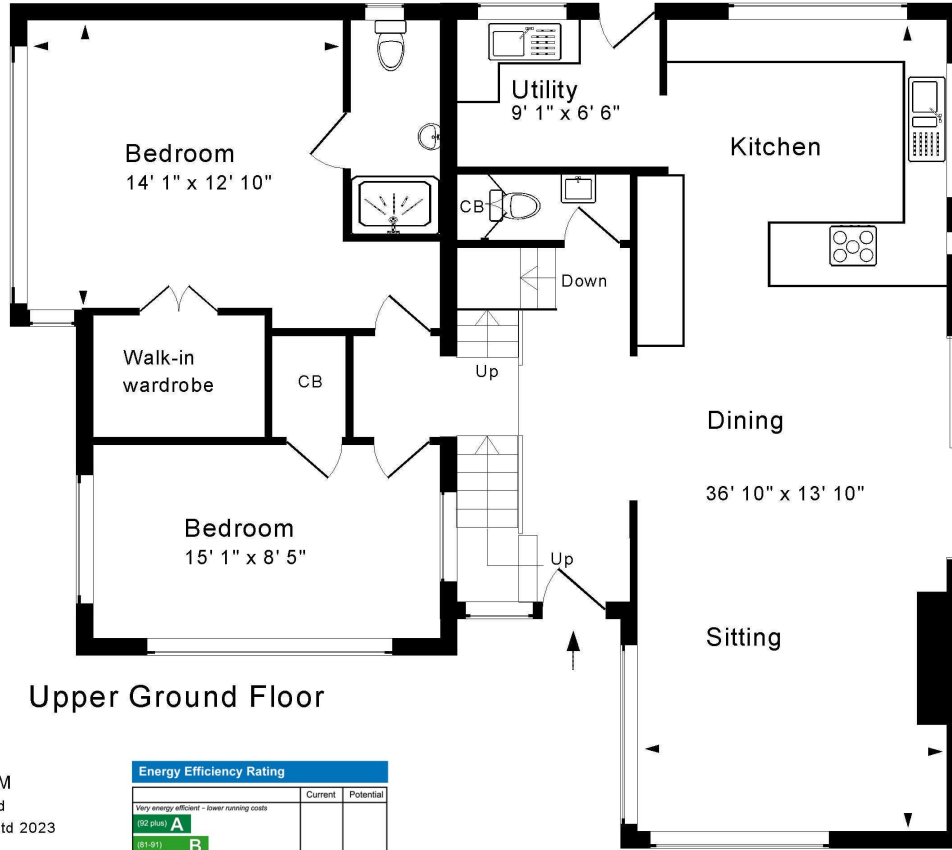
Walnut Ridge occupies an attractive elevated plot within the highly sought after village of Limpley Stoke on the edge of beautiful countryside. It is within walking distance of a variety of amenities in Freshford (including an excellent primary school, village shop, church and pub). Freshford railway station is within a mile, and the centre of Bath is only 4 miles away, yet wonderful walks through rolling countryside are on the doorstep.



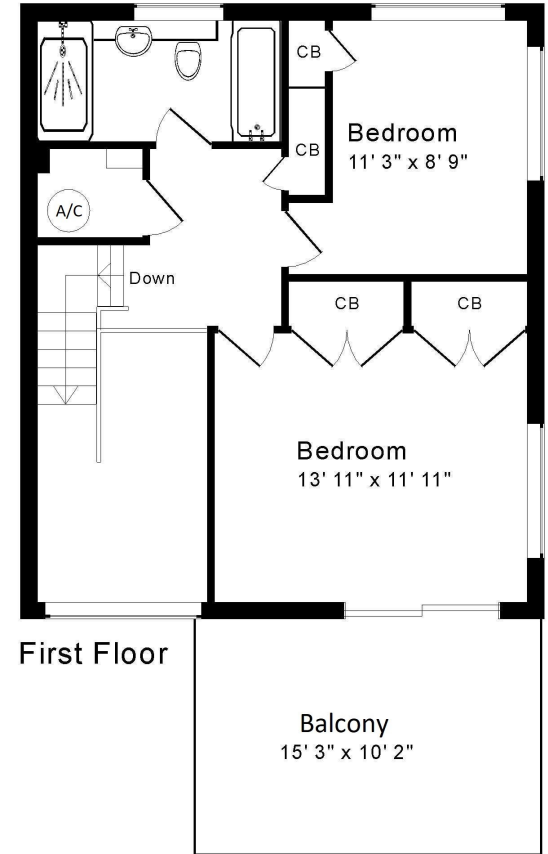




Lower Ground Floor



Upper Ground Floor



First Floor

Ground Floor

Approx. Gross Internal Floor Area 2,175 Sq. Ft. / 202 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023  
 Drawing Number: 172-0613  
 Walnut Ridge, Middle Stoke, Limpley Stoke, Bath, BA2 7GF.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tenure: Freehold**  
**Council Tax Band: 'G' £3,560.26**

