

# whiteley helyar



1,908 ft<sup>2</sup>



4 bedrooms



2 bathrooms



driveway  
parking

Guide Price                      £750,000

6 The Maltings, Midford Road, Bath, BA2 7DE

A stylish and thoughtfully arranged conversion believed to date back to around 1855 offering over 1900 square feet of spacious and versatile accommodation arranged over three floors. This charming property is positioned in this beautiful semi rural location enjoying wonderful far reaching views and benefits from a detached garden studio, gardens to three sides and driveway parking.

### ACCOMMODATION

entrance hall  
27ft living room  
26ft kitchen dining room with double doors opening to the garden  
four bedrooms  
ensuite shower room to master bedroom  
bathroom

### EXTERNALLY

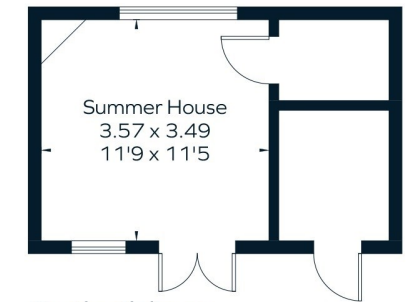
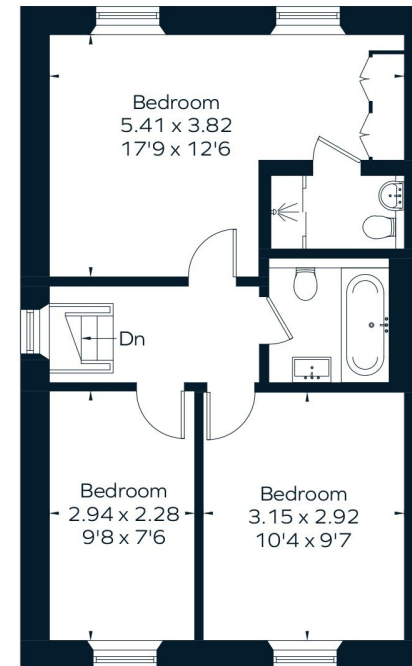
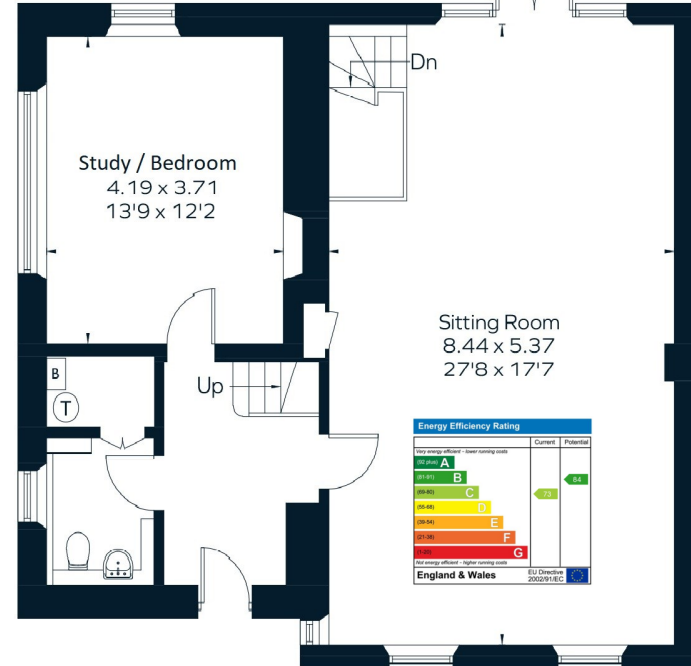
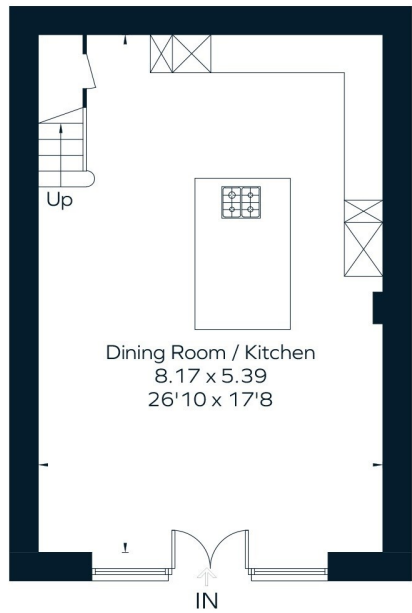
The property enjoys beautifully maintained gardens to the front, side and rear. The open plan front garden is mainly laid to lawn with hedges to boundaries for the most part and enjoying a wonderful fish pond along with a generous driveway providing space to park several vehicles. The low maintenance side garden is laid to stone chippings home to a super detached garden studio providing great space to work from home. The terraced rear garden is home to a large patio complete with impressive wrought iron canopy creating quite the space for alfresco dining and entertaining.

### LOCATION

The Maltings is positioned in the heart of beautiful rolling countryside, yet is so convenient, being only 4 miles or so from the very centre of Bath. It is just a short walk to Midford – with its regular bus service, the excellent ‘Hope and Anchor’ pub and access onto the ‘Two Tunnels’ – the 13 mile circular cycle route around the city.







Outbuildings  
(Not Shown In Actual  
Location / Orientation)

Approximate Area: 1908 sq ft / 177.3 sq

**Residue of 999 years from 1999**  
**Service Charge: £1200 p.a.**  
**Peppercorn Ground Rent**  
**Council Tax Band: 'F' £2,901.24**

Ground Floor

First Floor

Second Floor

