



BATH AND RURAL
— ESTATE AGENTS —

Colliery House
Tunley | Bath | Somerset | BA2 0DR

Colliery House

Built circa 1920, this cherished four-bedroom detached family home boasts a mature garden, ample parking, and a comforting sense of meticulous maintenance.

- Detached period house dating circa 1920
- 4 bedrooms
- 3 reception rooms
- Private fully enclosed gardens
- Detached double garage

Nestled in the west end of the linear village of Tunley, it enjoys a strategic location just six miles southwest of Bath and fourteen miles southeast of Bristol. Perched above the ancient Cam valley, this charming village offers a picturesque setting surrounded by rolling countryside and expansive Somerset vistas. 'Tunley is a delightful place to call home, featuring a friendly village pub serving top-notch cuisine food. The village hall buzzes with activity, and is surrounded by recreation grounds, a children's play park and scenic walking routes,' note the owners, who have invested considerable care into the property to elevate its allure. Decorated to a high standard, the house boasts a modern fitted kitchen and a principal ensuite, both adding to functionality and elements of luxury. The addition of modern composite doors at the front and back, and double-glazed French windows leading to the garden from the living room further enhance the dwelling's charm. Notably, an extension has been seamlessly incorporated to create space for an office/study, however this multi-purpose area could be a playroom or fifth bedroom. 'As soon as we laid eyes on Colliery House, we knew it was the one for us. The spacious kitchen, welcoming entrance hall, and all four double bedrooms won us over,' share the owners, who have enjoyed living here for almost a decade.

'The house offers complete privacy to the rear – once we drive through the gates, we can completely forget the outside world.'









'The outdoor space is beautiful and features a good-size lawn area with step access to a large well-planted rockery fitted with lighting. There is also a sun trap raised patio and barbecue area, the perfect space to entertain family and friends in the summer.'

'Colliery House has been the most wonderful family home for us.'

'The house comes with a double garage, shed, and summer house, each fully fitted with lighting and ample sockets. There is off-road parking for multiple cars and an electric car charging point.'

'Standouts are the kitchen and how welcoming the house feels. The property is well-maintained both inside and out, and people often comment on this.'

'Tunley is a lovely place to live, and we have really good neighbours.'

'Odd Down (Bath) Park and Ride is only five minutes away by car, and regular bus services run to Bath and several neighbouring villages with shops and doctors' surgeries.'



ADDITIONAL INFORMATION

TENURE:

Freehold

SERVICES:

Mains electricity water and drainage. Calor gas heating.
Fibre internet access.

COUNCIL TAX: E

EPC RATING: E

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Tunley, Bath, Somerset, BA2

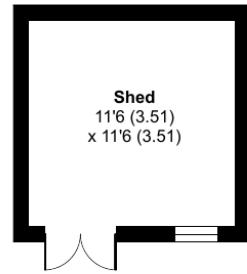
Approximate Area = 1833 sq ft / 170.2 sq m

Garage = 348 sq ft / 32.3 sq m

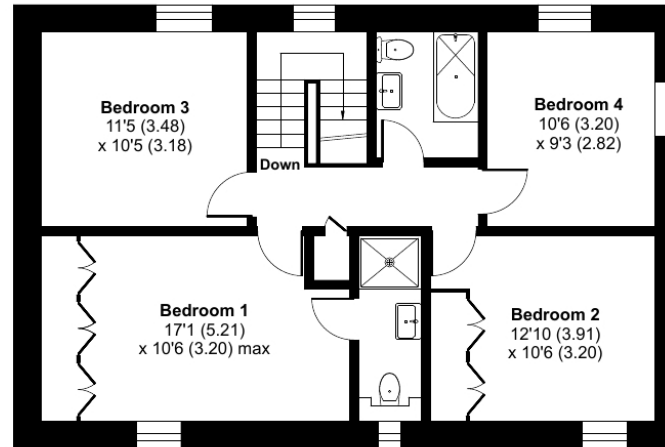
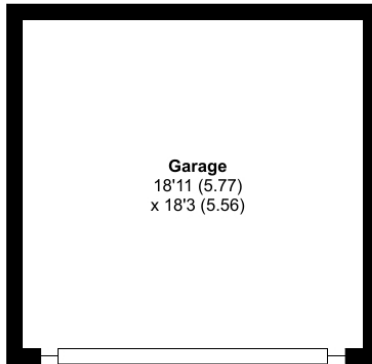
Outbuilding = 132 sq ft / 12.2 sq m

Total = 2313 sq ft / 214.8 sq m

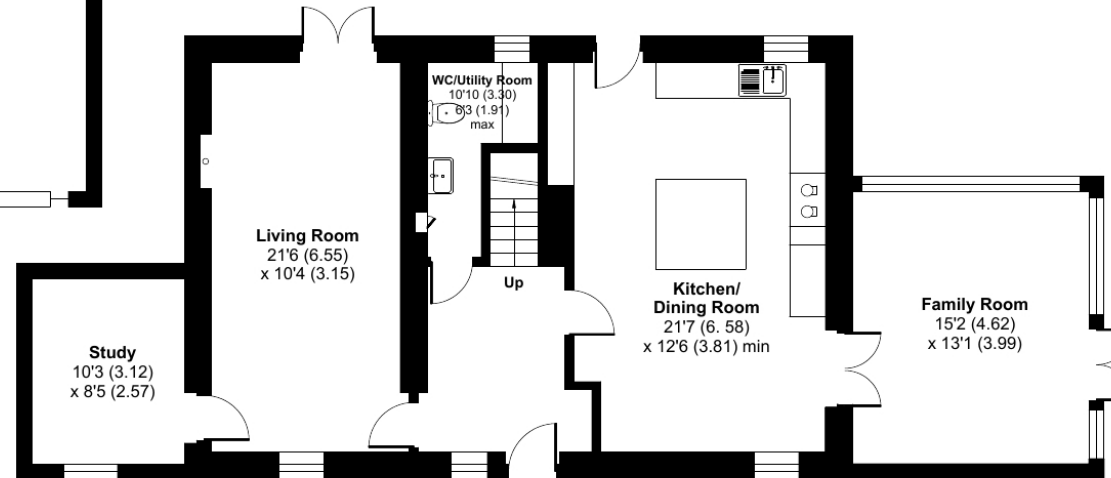
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Fine & Country Homes of Bath Ltd. REF: 1059543

BATH AND RURAL
— ESTATE AGENTS —

AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



BATH and RURAL Estate Agents

Tel: 01225 320032
36 Gay Street, Bath BA1 2NT

office@bathandrural.com
bathandrural.com



BATH AND RURAL
— ESTATE AGENTS —