



Persistence, Park Road, Paulton, Bristol BS39 7QQ

£875,000 Freehold

COOPER  
AND  
TANNER







# Persistence, Park Road Paulton, Bristol BS39 7QQ

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**£875,000 Freehold**

## Description

A substantial four bedroom detached family home with a self contained one bedroom annexe, located within the heart of this popular village.

The property has been well maintained by the present owner and offers versatile and flexible accommodation of approximately 3500 sq ft with an attached garage, ample gravelled parking and an enclosed garden to the rear.

In brief the accommodation comprises a spacious entrance hall with a turning staircase leading to the galleried landing on the first floor. There is a downstairs WC leading off the entrance hall. The 25ft dual aspect sitting room has a bay window to the front, french doors leading to garden and a feature fireplace with inset multi fuel stove. The spacious kitchen/breakfast room is located to the rear of the property and has a range of fitted wall and base units with worktops over and a central island. There is space for appliances and a door leads into the annexe. There is a living room to the front of the property with a bay window and a dining room overlooking the rear garden.

To the first floor there is a light and airy galleried landing with the main bedroom having fitted wardrobes and an en-suite shower room. The second double bedroom has an en-suite bathroom and a walk in storage area. In addition to the first floor there are two further double bedrooms and a good size family bathroom with separate shower.

The attached annexe offers the potential for further income or could easily be used for a dependant relative or working from home. There is a good size sitting room, a double bedroom with en-suite bathroom and a spacious kitchen/diner with a range of fitted wall and base units with integrated oven and hob with space for appliances.

Internal viewing comes highly recommended.















### Outside

The property is accessed via a five bar wooden gate leading onto the large gravelled driveway which provides parking for several vehicles and leads to the attached single garage and workshop area. There are mature flowerbed housing a selection of plants and shrubs located within the front gardens. Side access leads to the enclosed gardens at the rear which are encompassed by fencing, hedging and walling, The gardens are mainly laid to lawn with a wide selection of flowerbeds and borders with mature trees. Located to the rear of the garden is large decked seating area, ideal for al-fresco dining and enjoying those summer evenings.

### Location

Paulton is a large village located to the north of the Mendip Hills and is one of the largest in Bath & Northeast Somerset. Paulton is a former coal-mining village and the name Paulton is thought to have derived from the word 'peall' meaning village on the hillside. There are many groups and clubs active in the village, including sport, socialising, educational subjects and spiritual needs, providing many opportunities to get involved with the

community. The village has some fantastic amenities, including a small Hospital and Minor Accident department, a doctor's surgery, various Nurseries, Paulton Infant and Junior Schools, a Swimming Pool, Library, Café, Shops, Supermarket, Vet, Dentists, Restaurant, Takeaways, Pubs, Fire and Ambulance stations.



#### Local Information Paulton

**Local Council:** BANES

**Council Tax Band:** G

**Heating:** Gas central heating

**Services:** Mains drainage, mains water and electricity.

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Bath Spa
- Bristol Temple Meads

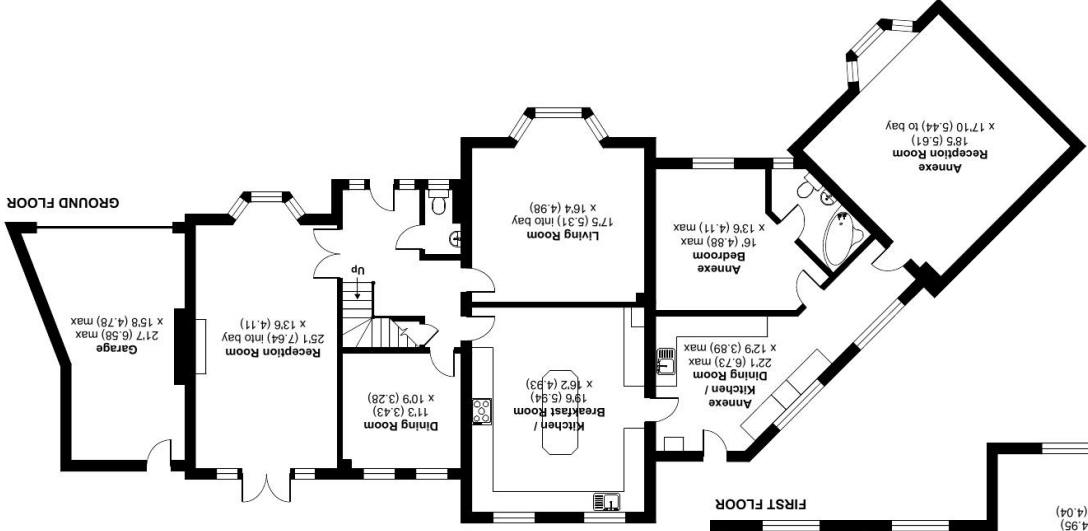
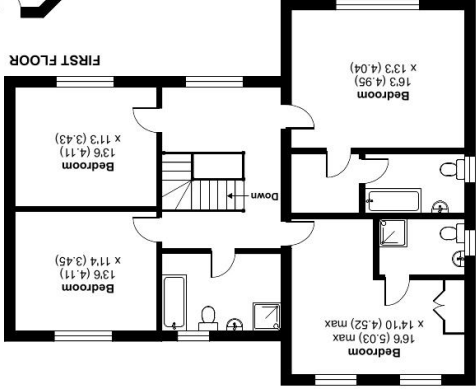


#### Nearest Schools

- Paulton
- Bath

# Park Road, Paulton, Bristol, BS39

Approximate Area = 2434 sq ft / 226.1 sq m  
Garage = 264 sq ft / 24.5 sq m  
Annexe = 831 sq ft / 77.2 sq m  
Total = 3529 sq ft / 327.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance withRICS Property Measurement 2nd Edition.  
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