



Highfields, Hallatrow Hill, Hallatrow BS39 6EE

£795,000 Freehold

COOPER
AND
TANNER



Highfields, Hallatrow Hill Hallatrow, Bristol BS39 6EE

 3  4  4  0.6 acre EPC D

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Description

A deceptively spacious and versatile detached family home situated in a quiet tucked away position with gardens and grounds of approximately 0.6 of acre and overlooking open countryside to the rear with access to Greyfield Woods. The property offers flexible living accommodation arranged over two floors with the potential to create a self-contained annex for a dependant relative. Approached from the A37 along a private drive through entrance gates leading to the detached double garage and ample parking area. In brief the accommodation comprises and entrance porch with door into the inner hallway, a 24ft sitting room with feature fireplace and windows overlooking the well maintained and landscaped gardens and glazed french doors into the open plan kitchen/dining/living space. This room has recently been updated by the current vendors with a range of fitted wall and base units, integrated oven, hob and dishwasher, french doors lead out onto the garden and the seating area has a feature fireplace with inset wood burning stove. From here the stairs rise to the first floor landing. In addition to the downstairs there is a snug with feature fireplace, a study/playroom, two shower rooms, two utility areas and a family room. To the first floor there is a bright and airy landing with a window overlooking

the garden, 19ft main bedroom with walk in wardrobe and en-suite bathroom with separate shower cubicle, two further bedrooms, a dressing room and family bathroom. In total the square footage of the property is in excess of 3000sq ft so an internal viewing comes highly recommended to fully appreciate what this property has to offer.

Outside

Approached from the road along a private driveway through entrance gates to the detached double garage and ample parking area. A pathway from here leads to the front entrance porch. The gardens surround the property to the all aspects and have been lovingly landscaped over the years by the current vendors. There are an abundance of mature trees, shrubs, plants and bushes dotted around the gardens within flowerbeds and borders, all surrounded by lawned gardens. Within the garden there are various outbuildings, storage shed, large paved terrace and an old folly. The vendors have also recently installed a fantastic summerhouse with gravelled seating area to the front. There is a raised decked area, ideal for enjoying those summer evenings overlooking your garden. To the bottom of the garden there is a gate leading onto the pathway which will take you to Greyfield Woods.









Location

Hallatrow is located approximately three miles north-west of the town of Midsomer Norton, nine miles south-west of the major city of Bath and six miles south-east of the Bristol border. Hallatrow falls within the unitary authority of Bath and Northeast Somerset. It has a public house and access to Greyfield Woods in High Littleton. From Hallatrow, there are easy accessible roads leading to Bath, Bristol and Wells. These cities have a variety of shops and also main line train stations giving access to London and beyond.

Directions

From Midsomer Norton, proceed along the A362 towards Farrington Gurney. At the traffic lights, turn right on to the A37 and continue until reaching the next set of traffic lights. At the lights turn right onto the A39 and you will reach the village of Hallatrow. Continue through the traffic calming scheme, over the roundabout and just as the road starts to rise, Highfields will be found on the left hand side.



Local Information Hallatrow

Local Council: Bath and North East Somerset

Council Tax Band: F

Heating: Gas fired central heating

Services: Drainage, Water, Gas and Electricity.
In addition there are solar panels to the roof.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads



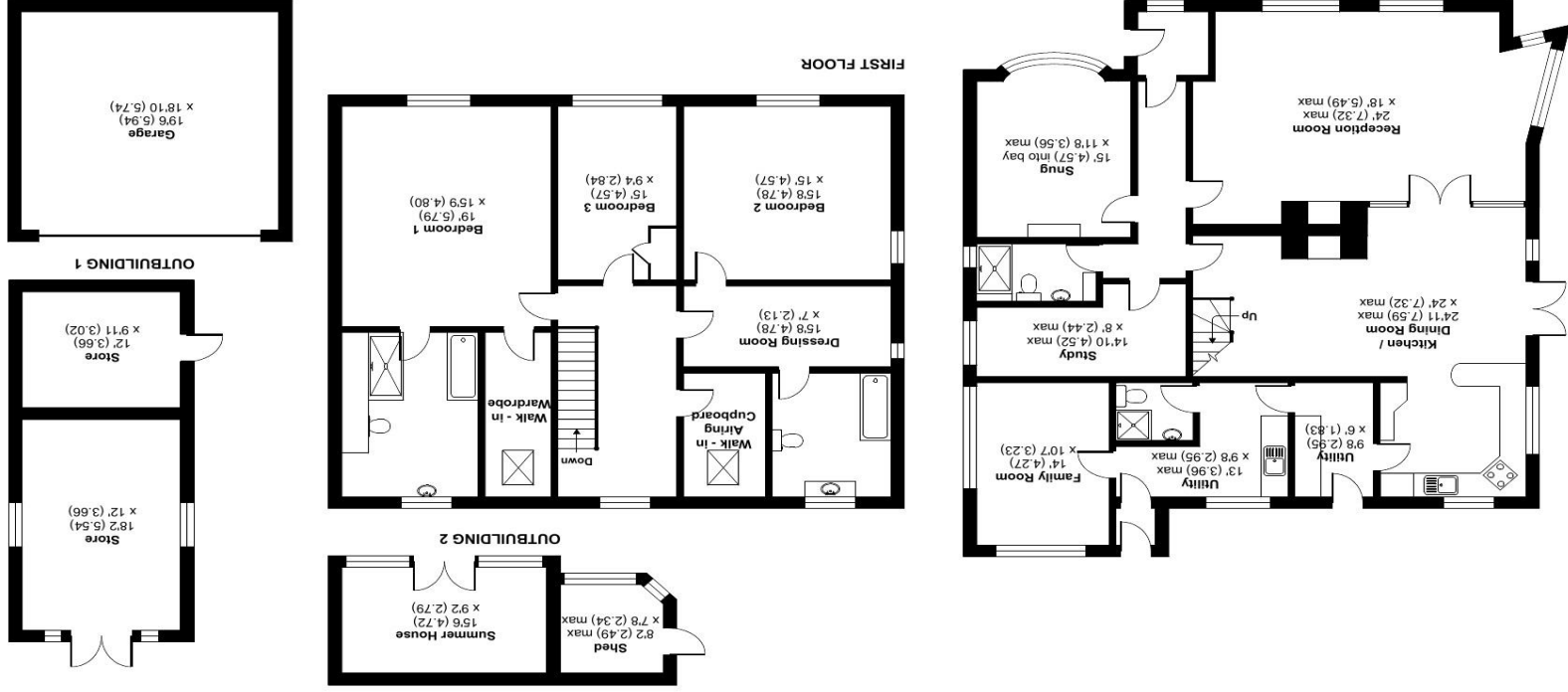
Nearest Schools

- High Littleton
- Midsomer Norton – Public
- Bath – Private



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Approximate Area = 3126 sq ft / 290.4 sq m
 Garage = 367 sq ft / 34 sq m
 Outbuildings = 545 sq ft / 50.6 sq m
 Total = 4038 sq ft / 375.1 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 International Property Measurement Standards (IPMS2 Residential). © nclhccom 2023.
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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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