



Applecot House
Priston
Bath
BA2 9EB

A delightfully pretty, detached property set in an idyllic, tranquil location but a few miles from Bath offering ample accommodation with level gardens, backing open pastureland.

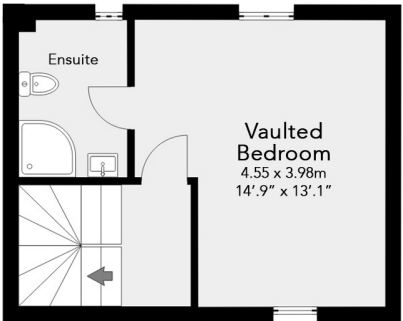
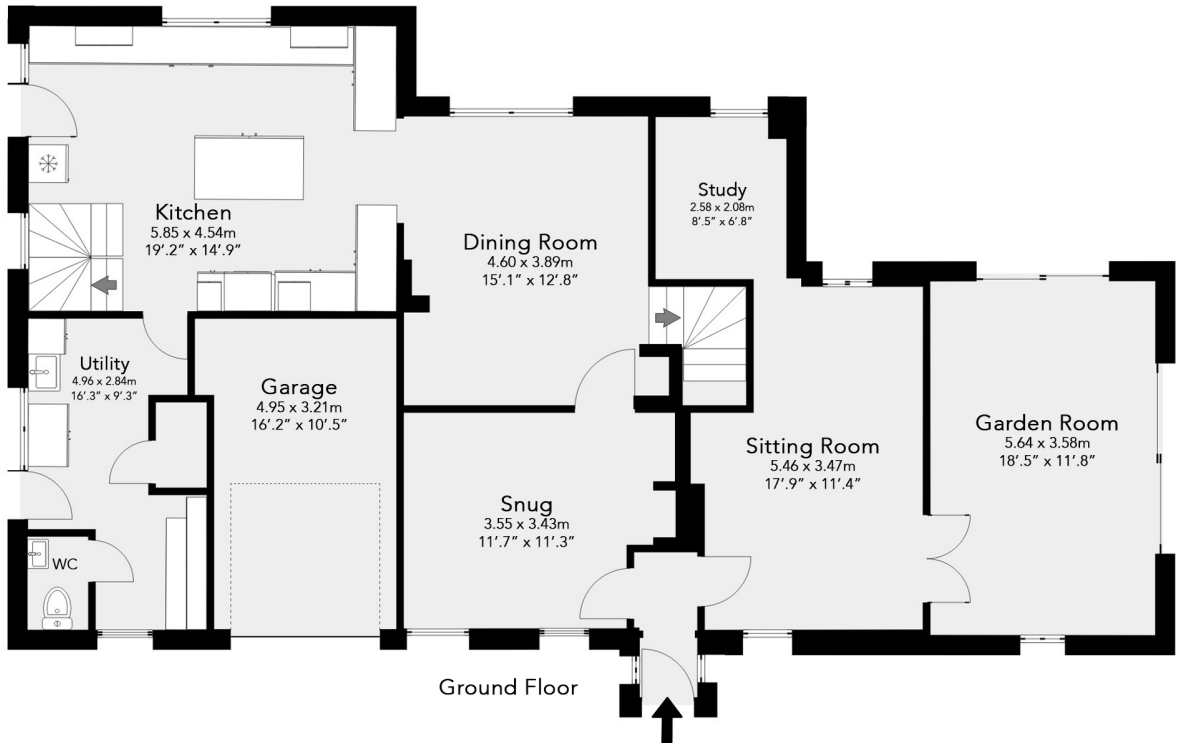
Property Features

- 4 bedrooms
- 5 reception rooms
- 3 ensuites
- Beautiful kitchen breakfast room
- Garage
- Two parking areas
- Summer house
- Mature gardens with brook

Tenure: Freehold

£995,000

Applecot House, Priston, BA2 9EB



Total Floor Area
(incl garage approx)
218 Sqm
2336 Sqft



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

Accommodation

Ground Floor

Part obscured glazed wooden front door leading to the entrance porch.

Entrance Porch

With pitched roof, side aspect leaded light windows, single panelled radiator and stone doorway though to the inner hall.

Inner Hallway

With stripped wooden doors leading to the reception rooms.

Sitting Room

With front aspect window, single panelled radiator, wall lights, downlighting, rear aspect window, further single panelled radiator, curved archway through to the study.

Study

With rear aspect double glazed window and exposed brickwork.

From the sitting room, glazed double doors open into the garden room.

Garden Room

With wooden bi-fold doors to rear and side, downlighting and front aspect window.

Snug

With two front aspect windows, exposed ceiling timbers and stonework, further wooden panelled door through to the dining room.

Dining Room

With rear aspect wooden framed windows, limestone tiled flooring, exposed chimney breast mantle, stairs rising to the first-floor landing, downlighting and an open archway through to the kitchen.

Kitchen

Comprising a matching range of eye and base level units with granite worksurface, inset Blanco composite sink with mixer tap and water feed, drainer, space for 1 ½ width range style oven set into chimney breast, central island unit with matching drawers and worksurface, rear access double glazed window, side aspect window, side aspect door leading onto the patio, stairs rising to the west wing of the first floor and door through to the utility room, space for upright fridge/freezer, built-in wine rack and low level fridge, carousel corner unit and built-in Bosch dishwasher.

Utility Room

With limestone tiled flooring, side aspect double glazed door and matching window, wooden worksurface area with ceramic Belfast sink with mixer tap. Built-in high level fridge, space and plumbing for washing machine, space for tumble dryer, high level units, large storage cupboard for cleaning products.

Cloakroom

Comprises low flush WC with concealed cistern, wash hand basin with mixer, water heated towel, limestone tiled flooring, downlighting and extractor fan.

On the stairs from the kitchen going up to the first floor is a lovely arched window on the turn of the staircase.

First Floor

Vaulted Bedroom

With front aspect Velux window, rear aspect double glazed wooden framed window overlooking the countryside, door through to the en-suite shower room.

En-Suite Shower Room

Which comprises low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, water heated towel rail, shower cubicle with thermostatic shower, chrome riser, telephone shower attachment, rear aspect double glazed window, lighting and extractor fan.

Wooden stairs from dining area lead up to the principal upstairs landing.

Landing

With solid wooden flooring.

Family Bathroom

Comprising low flush WC, wall mounted wash hand basin with mixer tap, corner shower cubicle with thermostatic shower, telephone shower attachment and monsoon shower head, claw foot, free standing, double ended bath with mixer tap, bespoke towel rail, single panelled radiator, rear aspect window, part tiled walls, vaulted ceiling with exposed A frame purlin, shaver point and uplighting.

Bedroom 2

With a range of double built-in wardrobes, front and rear aspect windows, side aspect arched window, wall lights, solid wood flooring, single panelled radiator and latch door through to WC.

WC

Which comprises wall mounted wash hand basin with mixer tap, part tiled walls, low flush WC, extractor fan and wooden flooring.

Bedroom 3

With front and rear aspect windows, range of built-in wardrobes and door to en-suite shower room.

En-Suite Shower Room

With low flush WC, wash hand basin set onto vanity cupboard with mixer tap, corner shower cubicle with wall mounted thermostatic shower, part tiled walls, water heated towel rail, shaver point, downlighting and extractor fan.

Bedroom 4

With front aspect window, double panelled radiator, exposed ceiling A frame timbers and purlin and solid wooden flooring.



Situation

Applecot House is beautifully positioned in the heart of Priston, one of Somerset’s most desirable villages, about five miles southwest of Bath. Surrounded by rolling countryside, Priston offers a peaceful rural setting with a strong sense of community. The village features a village hall with regular events, a traditional pub, a 12th-century church and an active cricket club. Nearby Priston Mill, set within the Duchy of Cornwall's Newton Park Estate, is a renowned wedding and events venue.

The property enjoys excellent access to a wide selection of independent and state schools, including King Edward’s, Prior Park, Monkton Combe, the Royal High School, Beechen Cliff, Ralph Allen, and Hayesfield.

Bath, a UNESCO World Heritage City, is just minutes away and offers outstanding shopping, dining, and cultural attractions, including the Roman Baths, Pump Rooms, and international music and literary festivals. Sporting facilities include Bath Rugby and Cricket Clubs, Bath University, and luxury spas at The Gainsborough, The Priory, and Combe Grove Manor. Babington House is 8 miles away.

Transport links include direct rail services to London Paddington and Bristol from Bath Spa Station. The M4 (J18) is 10 miles north, and Bristol Airport is 18 miles west—making Applecot House ideal for families, professionals, or retirees seeking countryside living with city convenience.

Description

Applecot House is an attractive stone property that has been extended in latter years and provides well-presented and spacious accommodation set on two storeys and surrounded by mature and attractive gardens.

The property is approached either via the gated brick-block driveway or through the pedestrian gate, both of which then cross the small brook to the entrance porch. Once inside the extensive ground floor, the accommodation begins with the snug and the sitting room, the latter leading to the study and into the airy garden room which boasts two sets of bi-folding doors leading to the level lawns. The snug in turn opens to the dining room, having ample space for a 10 seater table and the main staircase to the first floor. The beautiful kitchen/breakfast room opens to the dining room via a large archway and has an extensive range of muted coloured units with integrated appliances and a central island. It has a pleasant view of the pastureland to the rear, a door to the courtyard terrace area and to the utility room plus a second staircase to the separate upstairs bedroom suite. The ground floor space is completed with a useful cloakroom and integral garage.

In total the first floor offers 4 well-proportioned bedrooms, three of which have ensuite facilities and a separate, semi-vaulted bathroom.

Externally there is a driveway in front of the garage, and an additional gated parking area which could easily be fully linked to the garden over the small brook. The gardens have level lawns, mature planting, fruit trees and flowering borders. There are many seating areas including the terrace located off the kitchen and a substantial summerhouse.

General Information

Services: All mains services are connected
Heating: Oil fired central heating
Tenure: Freehold
Council Tax Band: G

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Externally

To the front of the property there is a brick-block driveway which is gated with two opening five bar gates leading to a parking area for a number of vehicles and leading directly into the garage. A pathway leads across a bridge over the Newton Brook. The brick paving continues to the side of the property with a small picket gate to level lawns. The level lawns are situated western side of the property mainly accessed from the garden room, with raised borders, large Wisteria, mature conifers and leading through to an orchard area with a timber summer house with glazed doors and windows.

The eastern side of the garden consists of a generous sunny terrace located from off the kitchen doors where there is closed board privacy fencing, timber shed, oil tank and view over the pastureland to the rear.

The rear of the house has raised flower borders, coach style path linking the terrace to the western end and lawns to the garden. Outside courtesy lighting and water feed. A further gated hard standing area accessed off the lane.

Garage

With an up and over door, houses the electric meters, consumer units, oiled fire boiler and pressurised hot water system. Pitched roof storage and ladder.

