

# New Buildings

Peasedown St John, Bath, BA2 8LB

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## £595,000 Freehold

A delightful character cottage located in a quiet backwater on the outskirts of the village. The property has been lovingly updated and offers three bedrooms with a separate one bedroom detached annex, ideal for family and friends or a home office. There are mature gardens to the front, side and rear, ample driveway parking for several vehicles and internal viewing comes highly recommended.

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### BA2 8LB

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### DESCRIPTION

Sympathetically extended, Webbs Cottage is a delightful end of terrace character cottage which has been extended by the present owners to create a charming period home which retains its original features along with modern living. The property is located in a quiet backwater on the outskirts of the village of Peasedown and offers mature, terraced gardens to the front, side and rear, ample driveway parking and a detached annex which is ideal for family and friends or potentially a home office. In brief the accommodation comprises a canopy porch leading into the I-shaped lounge/dining room with oak bi-folding doors to two sides leading to the paved terrace. There is a shower room leading off the lounge/dining room with a step up into the inner hall with cloakroom and door into the sitting room. The sitting room is dual aspect with a turning staircase rising to the first floor landing and a feature open fireplace with shelving to either side. A door from the sitting room leads into the kitchen/breakfast room which has a variety of wall and base units with granite worktops over a space for appliances, a feature fireplace with inset wood burning stove and a door through into the utility room. To the first floor there are three double bedrooms and a good size family bathroom with walk in shower. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the outside there is a large driveway parking providing parking for several vehicles. A pathway from the driveway leads to the front entrance porch and the detached studio annex. This has great potential which is open plan with a living/bedroom/kitchen area and a separate shower room. Alternatively this area could be used as a home office should you wish. The gardens surround the property to the front, side and rear and have been lovingly landscaped over the years with lawned areas, paved seating areas, ideal for al-fresco dining and enjoying the sunset which the property has to offer,

mature flowerbeds and borders housing a selection of plants, shrubs and bushes. To the rear there is a garden shed, cedar greenhouse, fruit cages, vegetable garden and a pathway leading to the utility room.

### LOCATION

New Buildings is a hamlet situated just a short drive from the city of Bath and on the fringes of Peasedown St John village providing local amenities. Peasedown St John is a thriving village with an excellent range of local facilities including pre-school and primary school, doctors' surgery, sports clubs (football and cricket), a community library, church's and a couple of public houses. The village also benefits from a regular bus services to Bath, Bristol, Radstock, Shepton Mallet and Wells. Bath is a beautiful Georgian city offering a superb range of shops, excellent restaurants and the Bath University, with its wide range of sporting facilities is also within easy reach. Close to the property is a variety of amenities, Bath rugby Club and Bath City Football Club. From here there are bus links into the city centre, Bath Spa Station provides high speed rail links to London Paddington (1 hr 19 minutes by the fastest service). Access via the A4 to the M4 is provided with the A46 to Junction 18 Tormarton (8 miles approx).

### COUNCIL TAX BAND

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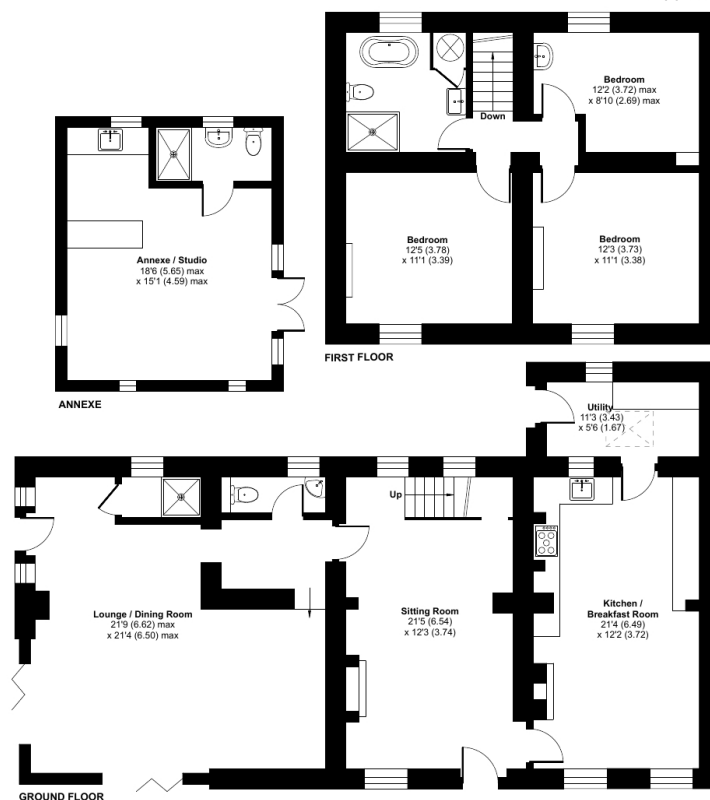
## New Buildings, Peasedown St. John, Bath, BA2

Approximate Area = 1688 sq ft / 156.8 sq m

Annexe = 279 sq ft / 25.9 sq m

Total = 1967 sq ft / 182.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1241109

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