

# The Batch

Paulton, Bristol, BS39 7QH

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TANNER



## £399,950 Freehold

A three bedroom, detached, period cottage located within the heart of the village and being close to village amenities and primary schools. The property benefits from an attached single garage, driveway parking and a south facing garden to the rear. Internal viewing comes highly recommended.

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### DESCRIPTION

A three bedroom, detached, period cottage located within the heart of the village and being close to village amenities and primary schools. The property benefits from an attached single garage, driveway parking and a south facing garden to the rear. In brief the accommodation comprises an entrance porch with door leading into a sitting room. From the sitting room an opening leads into the dining room which has a feature stone fireplace with inset wood burning stove and tiled floor with an archway through into the kitchen. The kitchen has a range of fitted wall and base units with space for a range cooker and a door leading through into a utility area, downstairs WC and a conservatory which overlooks the garden and has french doors onto the paved terrace. From the kitchen, there is a door with steps down into a useful cellar. In addition to the downstairs there is an inner hall with a turning staircase rising to the first floor and a study leading off. To the first floor there is a bright and airy landing, three bedrooms, two double and one single. There is a good size family bathroom which has been refitted by the vendor with a walk in shower room and stand alone bath. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the front of the property there is a shared driveway

with neighbouring properties and a wooden five bar gate leading onto the driveway parking and the attached single garage. There is an area of garden to the front which is laid to lawn with lavender borders and a pathway leading to the front entrance porch. The south facing gardens are encompassed by walling, fencing and hedging with a paved seating area, wooden garden shed and lawned gardens.

### 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.

### COUNCIL TAX BAND

D







## The Batch Cottage, The Batch, Paulton, Bristol, BS39

Approximate Area = 1779 sq ft / 165.2 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1940 sq ft / 180.1 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: 1320510

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