

# Wellow Mead

Peasedown St John, BA2 8SA

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**£595,000 Freehold**

A deceptively spacious and extended five bedroom detached family home, situated on a good sized level plot with a detached double garage, ample driveway parking and mature gardens. The property offers flexible and versatile accommodation arranged over two floors and has the potential to create additional ancillary accommodation, subject to the necessary planning permission being sought.

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## Peasedown St John

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### DESCRIPTION

A deceptively spacious and extended five bedroom detached family home, situated on a good sized level plot with a detached double garage, ample driveway parking and mature gardens. The property offers flexible and versatile accommodation arranged over two floors and has the potential to create additional ancillary accommodation, subject to the necessary planning permission being sought. In brief the accommodation comprises an entrance hall with storage units and hanging space and a staircase rising to the first floor landing, cloakroom, sitting room with feature fireplace and glazed french doors into the kitchen/dining /family room. Off the hallway, you will find the study and utility room which has a range of fitted wall and base units and a door to the outside. The superb kitchen/dining/family room is located to the rear of the property and has bi-folding patio doors onto the paved terrace. There are ample wall and base units with oak wooden worktops over, space for a range cooker and an integrated dishwasher. A sky lantern offers natural light into this area. To the first floor there is the main bedroom with dressing area and en-suite with walk in shower. In addition there are four further bedrooms and a family bathroom. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the front of the property there is a large driveway providing parking for several vehicles. This in turn leads to the detached double garage with electric up and over door. There is a paved pathway leading to the front entrance door, bordered by mature hedging. The gardens to the front are encompassed by hedging and fencing, with a paved seating area, lawned gardens, mature trees and a pathway leading to a wooden gate giving access to the rear garden. The enclosed gardens to the rear are encompassed by fencing and walling providing a lawned garden, paved seating area, ideal for al-fresco dining and entertaining, flowerbeds and borders.

### LOCATION

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 and a couple of public houses. The village is approximately 15 minutes from the centre of the historic City of Bath with regular bus service from the village to Bath. Radstock, Shepton Mallet and Wells. The City of Bath has train station providing access to London Paddington and Bristol.

### COUNCIL TAX BAND

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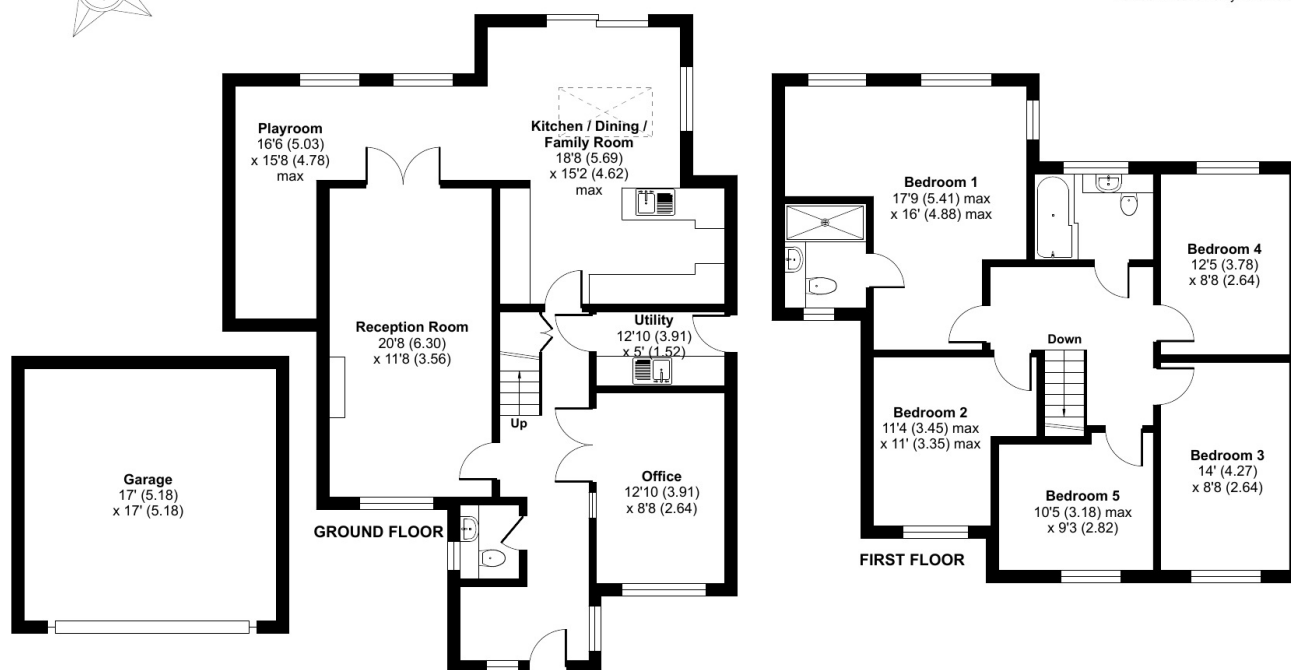
## Wellow Mead, Bath, BA2

Approximate Area = 1889 sq ft / 175.4 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 2178 sq ft / 202.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1030981

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