



SELLARS STILE

CAMERTON



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BENGROVE

CAMERTON

NR BATH

BA2 0PH

A 5 bedroom detached period property set in a wonderful rural elevated location with approximately 3 acres of garden and paddock and within close proximity to Bath.

- 3 acres of garden and paddocks
- 5 bedrooms and study
- 2 reception and conservatory
- Planning permission for extensions
- Stunning Views
- Planning permission for triple garage





SITUATION

The property is set in a wonderful elevated and rural location with fine views and ready access over the surrounding countryside and on the edge of the village of Carlingcott and close to the city centre of Bath.

Views from the house stretch along the cam valley. The property nestles in the countryside with a network of beautiful footpaths and bridlepaths nearby. A mornings walk downstream by the Cam brook and along the limestone link can take you to Bath.

Camerton is located approximately 5½ miles from the city centre of Bath on the southerly side the nearby village Peasedown St John offers local shops and amenities along with the village of Timsbury.

Sellars Stile is perfectly placed for easy access to a selection of good state and independent schools which include King Edwards, Beechen Cliff School, Hayesfield, Prior Park College and The Paragon School on Prior Park Road, along with Monkton Combe and Ralph Allen Schools on Bradford Road.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well respected cultural activities which includes a world famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms. The town of Frome is 8 miles away with a large selection of independent shops and renowned, monthly Independent Market.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Priory, The Royal Crescent and Combe Grove Manor Hotels. Babington House is 4½ miles away.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.





DESCRIPTION

The property is located on land formerly a hop yard and since the early 1800's the then two miner's cottages were closely associated with the Somerset Coal Canal until the advent of rail.

It was converted many years ago with the present owners having lived in the property for approximately 25 years, modernising it and extending up into the roof to form an additional floor of accommodation.

The property features at ground level a wonderful living room with Inglenook fireplace, exposed stone walls, oak beams together with a further sitting room and kitchen/breakfast room.

On the upper 2 floors are 5 bedrooms with 3 bathrooms/shower rooms and a separate study.

The whole property is set in a wonderful, elevated location with fine views, gardens and paddocks totally approximately 3 acres. It should also be noted that planning permission and permitted development rights exist for further extensions to the kitchen and the erection of a triple garage, together with the re-building of the conservatory.

This is a wonderful family property set in a quiet rural location close to Bath and with the potential to enhance still further.

A viewing is strongly recommended by the sole agents Cobb Farr.



MAIN ACCOMMODATION

Ground Floor

Solid wood front door leads into reception lobby.

Reception Lobby

With cloaks area and door leading through to WC.

Guest WC

With WC and wash hand basin.

Living Room

With flagstone flooring, Inglenook fireplace with beam above, inset highly efficient woodburner with stone surround, exposed natural stone walls, exposed oak beams and oak glazed double doors leading through to conservatory.

Conservatory

With slate tiled flooring, double glazed window, fine views and doors leading to the garden.

Sitting Room/Snug

With antique elm flooring, double aspect with wonderful views and part exposed natural stone walls.

Kitchen/Breakfast Room

With floor mounted units and worktops, electric operated Aga, Belfast sink with mixer tap, freestanding Fisher Paykel dishwasher, flagstone flooring, double glazed French doors leading to garden, down lighting and door through to rear parking area.

First Floor

Landing

With solid oak flooring, stairs rising to second floor landing and linen cupboard.

Shower Room

With large fitted shower, sliding glazed screen, tiled surround, ladder radiator, wash hand basin, WC, wall mirror and downlighting.

Bedroom 1

With solid oak flooring, dressing area with freestanding wardrobes and door through to en-suite shower room.

En-Suite Shower Room

With large walk-in shower, curved glazed screen, tiled surround, WC, wash hand basin set into vanity surround with cabinets under, downlighting and window with views.

Bedroom 2

With solid oak flooring and excellent views.

Bedroom 3

Situated to the front of the property with an overhead stair bulkhead shelf and solid oak flooring.

Study

With oak flooring, fitted shelving and window to rear aspect.

Second Floor

Galleried Landing

With solid oak flooring and windows to rear aspect.

Bedroom 4

With solid oak flooring, double aspect, Velux window and doors into eaves storage spaces.

Bedroom 5

With solid oak flooring, triple aspect, Velux window and doors into eaves storage space.

Bathroom

Fitted with roll top bath with brass taps, WC, large walk-in shower, rain shower head and tiled surround, wash hand basin, wall mirror, downlighting and window with views.

Externally

The property is approached along a private lane over which the property has a right of way with 5 bar gate and fencing giving access to the property.


The driveway leads up to the house with a circular parking area with central rockery, shrubbery and mature maple tree. To one side of the property is a single free-standing garage with an adjoining shed and to the rear of this is a further parking area with a large lawn, mature trees and an orchard with a selection of fruit trees.

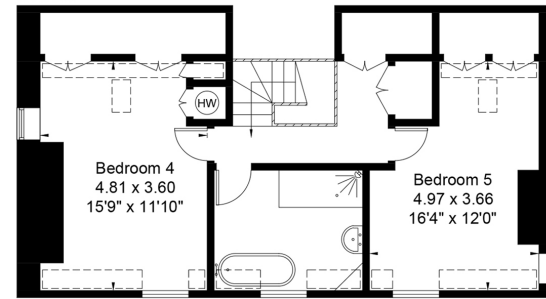
To the rear leading off the kitchen is paved terrace and further raised paved terrace with wonderful views over the surround countryside.

FLOOR PLANS

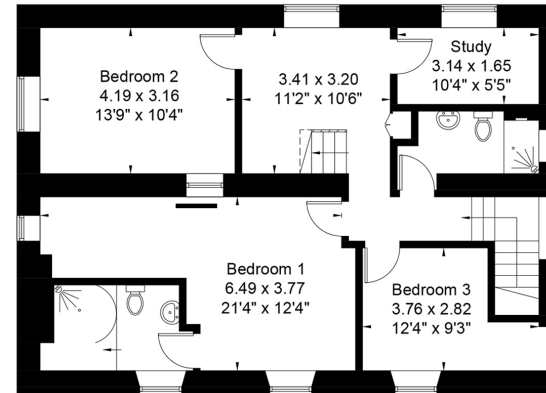
Sellars Stile, Bengrove, Camerton, Bath BA2 0PH

Approximate Gross Internal Area = 239.6 sq m / 2579 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 257.9 sq m / 2776 sq ft

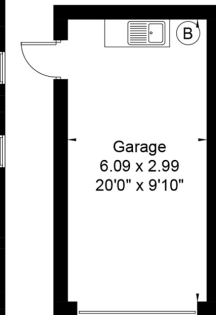
 = Reduced headroom below 1.5m / 5'0"



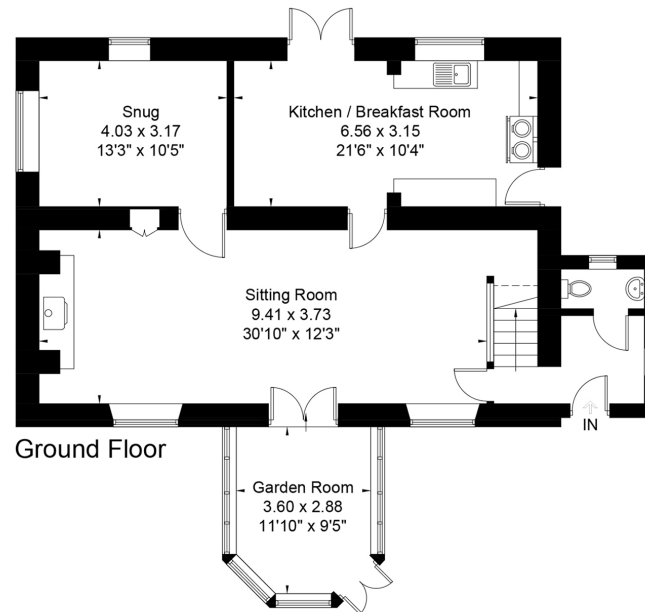
Second Floor



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024



Services: Electric, water and drainage are connected

Heating: Oil fired central heating within the main property (electric Aga)

Glazing: Double glazing throughout

Tenure: Freehold

Council Tax Band: G

Agent notes: Fibre broadband

Planning: It should be noted that planning permission exists for two extensions – one to the side of the house and another to replace the conservatory with an oak conservatory. Also permitted is an extension to the rear from the kitchen and for the erection of a triple garage.

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