



The Cottage, Upper Radford, Paulton BS39 7PU

£750,000 Freehold

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Description

A charming three bedroom detached character cottage with a self contained annexe and double garage, located in a semi rural location on the outskirts of Radford, with unspoilt panoramic countryside views. The property has been extended over the years and provides a good size family home retaining its period features throughout and enjoys landscaped mature gardens to the front, side and rear of approximately 1/3 of an acre.

In brief the accommodation within the main house comprises an entrance porch with a door leading into the sitting room. This light filled room is a good size and has a wonderful stone built fireplace with inset wood burning stove. There are French doors from the sitting room leading out on to the paved terrace and also a turning staircase rises to the first floor. From the sitting room, a door leads into a triple aspect study or alternatively could be a fourth bedroom should you wish.

A door from the entrance porch leads through in to the dining room which has wooden floorboards and a door to the boot room and double doors with a step down into the kitchen. The kitchen offers a range of fitted wall and base units with worktops over and integrated fridge.

There is a stable door in the kitchen giving access to the paved terrace. In addition to the downstairs there is a useful utility room with plumbing and a shower room.

To the first floor there is a landing with window over looking the neighbouring countryside. The triple aspect main bedroom is a light room with fitted wardrobes to one wall. In addition there are two further double bedrooms and a family bathroom with white suite.

The annexe is a great space and would be ideal for a dependant relative or potentially to be used as an AirBNB/home office. The open plan living/bedroom has a vaulted ceiling with velux rooflights, integrated drop down bed and a wood burning stove. There is a fitted kitchen and a shower room with walk in shower.

Internal viewing comes highly recommended to fully appreciate what this property has to offer.









Outside

The property is approached through a wooden five bar gate along a gravelled driveway leading to the parking area and cottage. Set within approximately 1/3 of an acre, the gardens have been landscaped by the current owner over the years and enjoys wonderful views across the neighbouring countryside. The gardens are predominantly laid to lawn with a wide selection of mature flowerbeds and borders housing shrubs, plants and bushes along with mature trees, greenhouses and wooden sheds with the gardens being encompassed by wooden fencing and mature hedging. A paved terrace is accessed from the sitting room and kitchen which is ideal for al-fresco dining. There is a laundry room within the garden which has power, light and water.

Location

Upper Radford is a small hamlet located just a short distance from the thriving village of Paulton. 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. The village of Timsbury is also close by and walkable from the property where you will find a Co-op, Public House and Village Hall. The city of Bath is approximately 20 minutes from Upper Radford where you will find a mainline train through to London Paddington.



Local Information Upper Radford

Local Council: Bath and North East Somerset

Council Tax Band: E

Heating: Oil fired central heating

Services: Private drainage, mains water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads



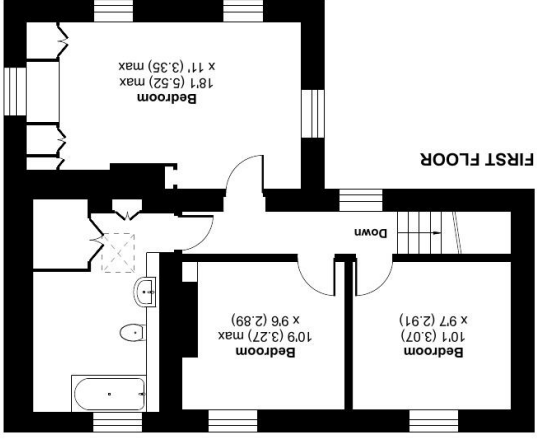
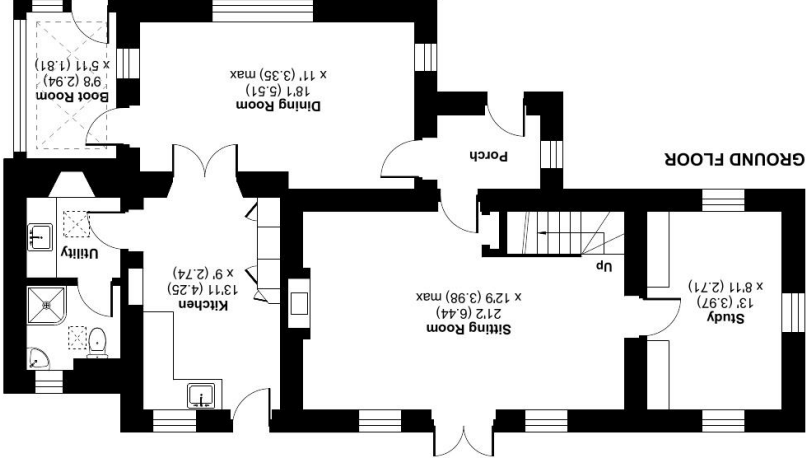
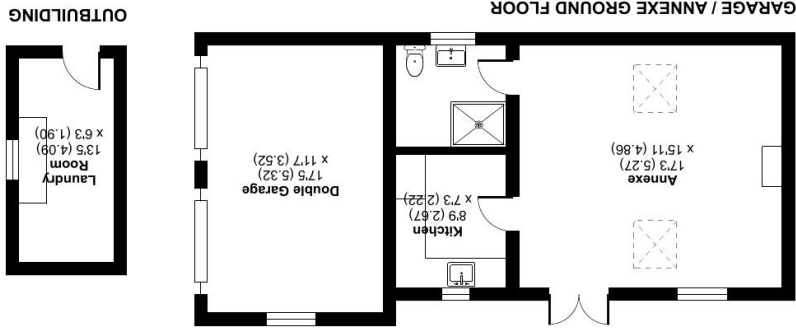
Nearest Schools

- Paulton
- Timsbury
- Midsomer Norton



Upper Radford, Paulton, BS39

Approximate Area = 1625 sq ft / 150.9 sq m
Garage = 203 sq ft / 18.8 sq m
Annexe = 405 sq ft / 37.6 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 2317 sq ft / 215.1 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). © richcom 2025.
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