



Applepress Cottage, 6 Carlingcott, Bath BA2 8AR

£725,000 Freehold

COOPER
AND
TANNER



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Description

An extended three bedroom attached character cottage, located in an enviable position on the edge of this sought after village, just 15 minutes from the Cathedral City of Bath. The property enjoys a detached double garage, ample driveway parking, mature and enclosed gardens and superb rural views of open countryside from the rear of the garden through the valley. Internal viewing comes highly recommended.

In brief the accommodation comprises an enclosed entrance porch to the side of the property leading you through into a large hall with a storage cupboard to one side. Access from here leads through to the snug with polished floorboards, fireplace and exposed beams and opens into the dual aspect dining room with views across the valley and beyond.

There is a superb fully fitted kitchen with wall and base units with worktops over and an electric range cooker with windows overlooking the side courtyard and a glazed door to the rear. Steps lead down from the snug into the superb circular sitting room with a vaulted, beamed ceiling, oak

floorboards with underfloor heating and a stone fireplace with exposed beam housing a wood burning stove. There are two sets of French doors leading out on to the raised gravel terrace. In addition to the ground floor there is a utility room and cloakroom.

On the first floor three bedrooms all benefit from views across the valley and character features including exposed stone walls and fireplaces. The spacious modern family bathroom incorporates a bath and separate shower with exposed floorboards, a feature throughout the whole house. The main bedroom, being dual aspect, benefits from an en-suite shower room.

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









Outside

Entered by wooden double gates and onto a gravelled driveway leading down the side of the cottage and opening into an ample parking area with access to the double garage which has an electric door and personal door to the side. A raised terrace wraps around the circular sitting room with steps up to a further landscaped terrace, a real sun trap and ideal for al-fresco dining. There is a good size garden which is predominantly laid to lawn and enjoys views across the valley from the rear of the garden with rural views over farmland. There are wide selection of borders and flowerbeds housing plenty of shrubs, bushes and plants. There are two sheltered seating areas at the rear of the garden overlooking the open countryside A further paved patio offers a superb entertaining area alongside the greenhouse.

Location

Carlingcott 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 and a couple of public houses. The village also benefits from a regular bus service to Bath. 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 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).



Local Information Carlingcott

Local Council: BANES

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, mains water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

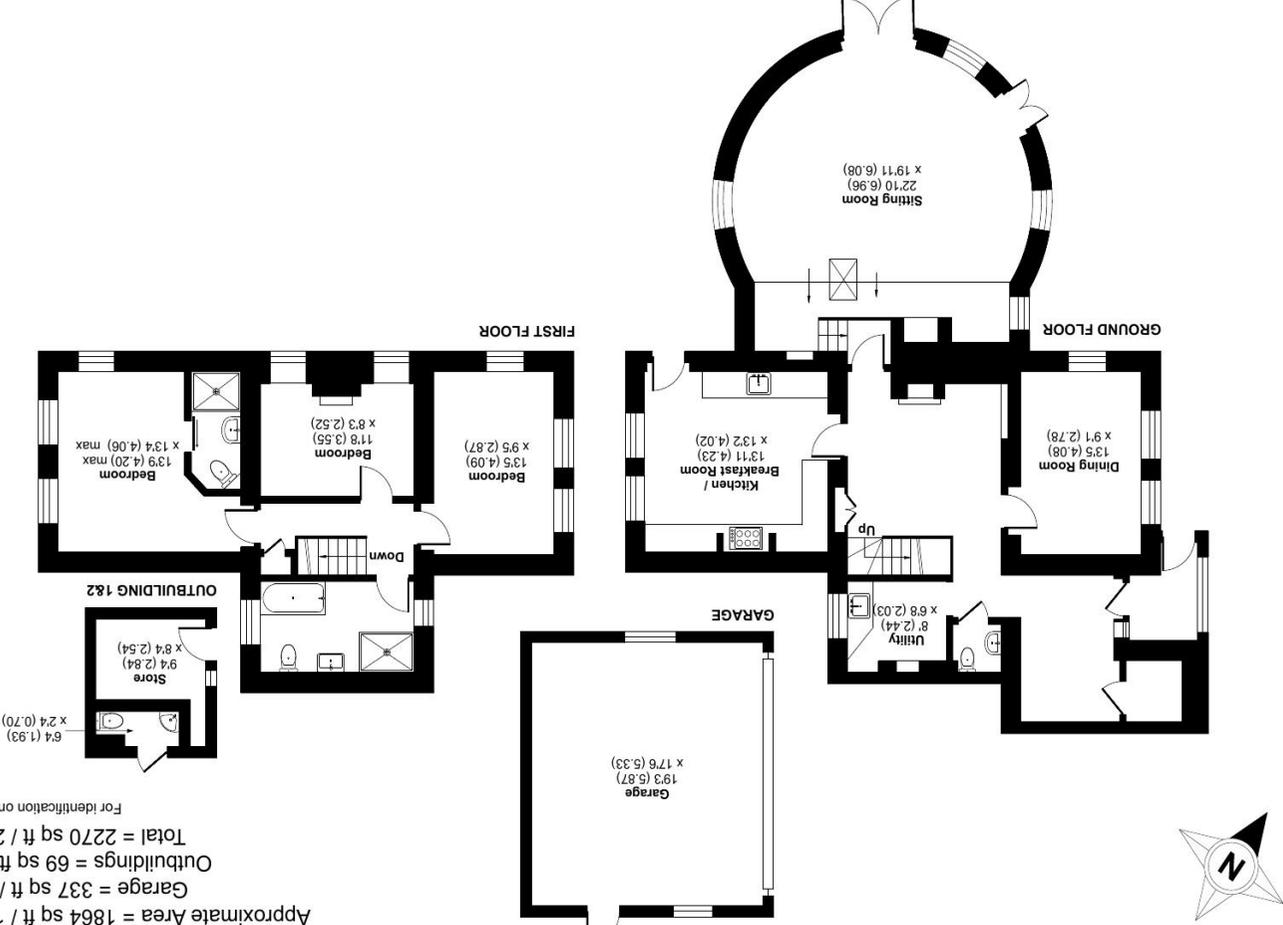


Nearest Schools

- Peasedown & Midsomer Norton
- Bath & Wells

Carlingcott, Peasedown St. John, Bath, BA2

Approximate Area = 1864 sq ft / 173.1 sq m
 Garage = 337 sq ft / 31.3 sq m
 Outbuildings = 69 sq ft / 6.4 sq m
 Total = 2270 sq ft / 210.8 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). © nldhcom 2025. Produced for Cooper and Tanner. REF: 1360067



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