

# Littlebrook

Paulton, Bristol, BS39 7PA

COOPER  
AND  
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



## £495,000 Freehold

A deceptively spacious, four bedroom detached split level family home, situated on a good size plot with ample driveway parking, single garage and gardens surrounding the property to the front, side and rear. The property is located within the sought after village of Paulton and is within close proximity to the village shops and amenities.

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### DESCRIPTION

A deceptively spacious, four bedroom detached split level family home, situated on a good size plot with ample driveway parking, single garage and gardens surrounding the property to the front, side and rear. The property is located within the sought after village of Paulton and is within close proximity to the village shops and amenities. In brief the accommodation comprises an entrance hall with staircase rising to the first floor and has a cloakroom leading off, spacious, dual aspect sitting room with feature fireplace and double doors leading through to the dining room and then kitchen. The kitchen has a range of units with worktops over and space for appliances. There is a personal door from here leading on to the terraced paving area. To the first floor there are three bedrooms and a bathroom. There are stairs from the first floor leading up to the main bedroom with en-suite bathroom and built in wardrobes. There is access to the large attic space which subject to planning permission being sought, could be used as additional accommodation. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the front of the property there is ample driveway parking for several vehicles which leads to the integral garage. There are steps from the parking area rising up to

the front door. To the side of the property there are gardens which are laid to lawn and side access via steps lead to the side and rear gardens. There are lots of different areas within the gardens which are laid to lawn and encompassed by walling and fencing. There is a paved seating area leading directly from the kitchen with wooden shed and further steps up lead to a decked seating area and additional lawn area. Views from here can be enjoyed across the village.

### 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

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## Littlebrook, Paulton, Bristol, BS39

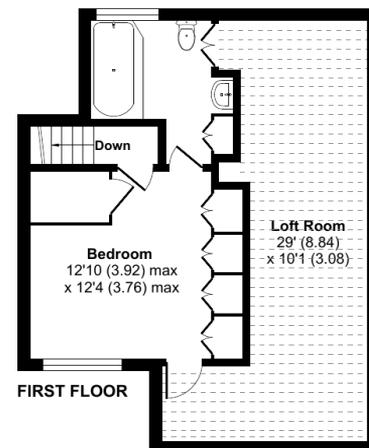
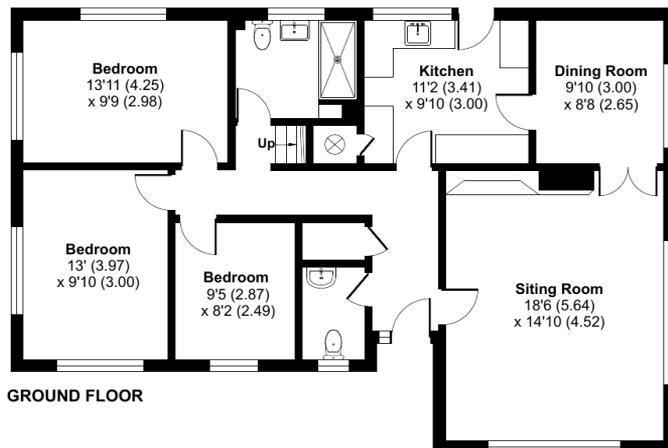
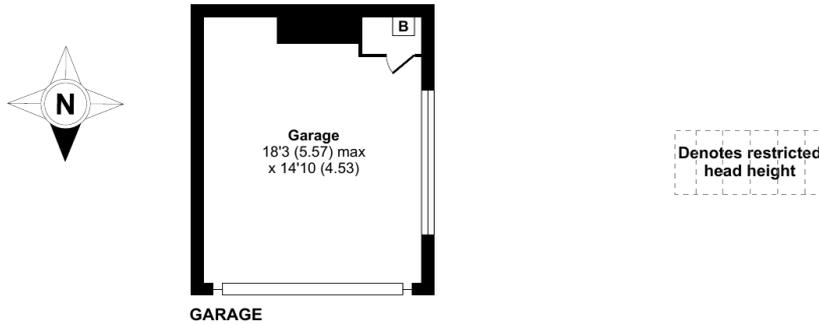
Approximate Area = 1375 sq ft / 127.7 sq m

Limited Use Area(s) = 292 sq ft / 27.1 sq m

Outbuilding = 272 sq ft / 25.2 sq m

Total = 1939 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). © ncthecom 2025. Produced for Cooper and Tanner. REF: 1303815

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