

Mearns

High Littleton, BS39 6JR

COOPER
AND
TANNER



£780,000 Freehold

A substantial detached family house with views over farmland to front & rear located in a peaceful backwater, and set within mature grounds of approximately 0.8 acre, and yet within 0.5 miles to the local shops & amenities. The property does require refurbishment and updating throughout and lends itself for great potential to be a spectacular home. The property has double glazing and oil central heating, and is connected to septic tank drainage.

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ACCOMMODATION

You enter the property through the front porch into the large Entrance hall with stairs leading up to the first floor and doors off to the ground floor accommodation.

There is plenty of living space on the ground floor including a spacious sitting room and a generous sized conservatory overlooking the gardens, along with a kitchen/breakfast/dining room. There are three double bedrooms and a downstairs bathroom on this floor, and at the far end of the property is a covered corridor giving access to a utility room and cloakroom/WC, and access either side to the outside, and door to the double garage.

The first floor hosts a further three double bedrooms all with built-in wardrobes, with the master benefitting from an en-suite shower room. There is a further family bathroom on this floor too, and access to the eaves storage

GENERAL

Bath & North East Somerset Council. Council Tax band 'G'

Mains water and electricity, Oil fired central heating and septic tank drainage.

OUTSIDE

The property is set in approximately 0.8 of an acre of gardens that would lend themselves perfectly to a growing family looking for a safe and secure outdoor space. The gardens, which are generally laid to grass, surround three sides of the property and are worthy of particular note, as is the general position and outlook of the house. The overall plot measures at least 0.8 of an acre and adjoins farmland to the rear. There is a fine mixture of mature fruit trees as well as mature bushes and trees, and ornamental fish pond.

There is a useful brick built workshop/store with power & light, which is currently in an unfinished state of build.

GARAGE AND PARKING: The driveway sweeps down to a large double garage with power, lighting and water. There is parking available for several vehicles if so desired. The garage also has scope for conversion to a home office/ annex (subject to the necessary planning consents).

LOCATION

The former Hamlet of Mearns is situated on the outskirts of the village of High Littleton and is surrounded by beautiful countryside - ideal for quiet and peaceful walks. The village of High Littleton and neighbouring Timsbury provide basic amenities with the Cities of Bath & Bristol within easy daily commute! Close by the property there is the beautiful Greyfield Wood owned by the Woodland Trust and well known for spring bluebells, a waterfall, and extensive paths for walking, mountain biking or dog walking.





Leafy Way, Mearns, High Littleton, Bristol, BS39

Approximate Area = 2911 sq ft / 270.4 sq m (includes garage)

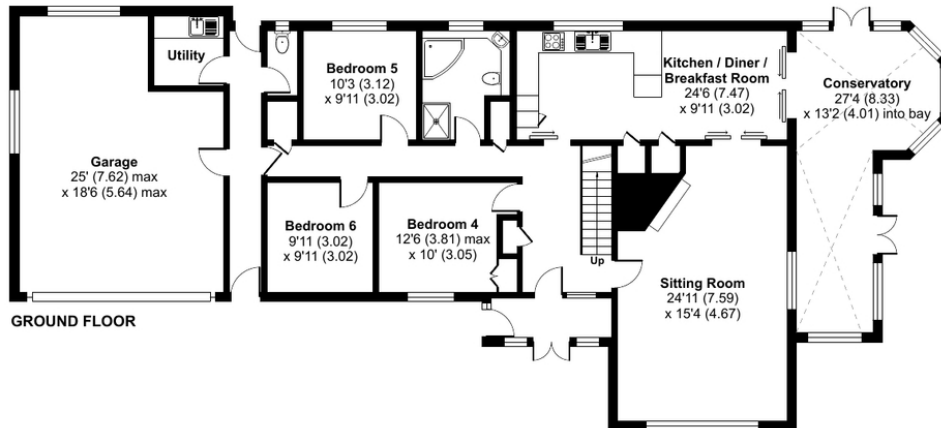
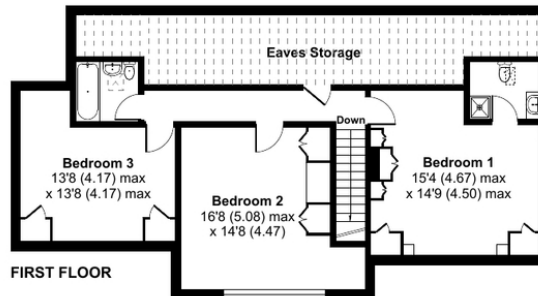
Limited Use Area(s) = 256 sq ft / 23.7 sq m

Total = 3167 sq ft / 294.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 985095

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