

# High Street

High Littleton, Bristol, BS39 6HW

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TANNER



## £550,000 Freehold

A charming quintessential character cottage located within the heart of the village of High Littleton. The property has been extended by the present owners to offer spacious and flexible accommodation over two floors with a detached garage, driveway parking and mature garden. Viewing recommended.

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### BS39 6HW

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### DESCRIPTION

Located within the heart of the village, Batcombe Cottage is a charming character cottage retaining its original period charm and offering spacious and versatile accommodation arranged over two floors. The present owners have extended the property over the years and it also benefits from a detached garage, driveway parking for up to 3 cars and mature gardens to the front and side. In brief the accommodation comprises entrance porch which leads into the spacious sitting room with feature fireplace and inset wood burning stove, stripped floorboards and an archway leading through in to the dining room having a feature stone wall, stripped floorboards, rooflight and doors into the conservatory. The conservatory is a fantastic space which over looks the garden. In addition to the ground floor there is a kitchen with integrated dishwasher and a range cooker. From the kitchen and opening leads into the utility room and cloakroom. There is also a down stairs bathroom. From the inner hall, a staircase rises to the first floor landing with study area. There is a spacious main bedroom with vaulted ceiling and exposed beams, dressing room and en-suite bathroom with jacuzzi bath and exposed stone walling. There are two further bedrooms to the first floor. Internal viewing comes highly recommended.

### OUTSIDE

To the front of the property is driveway parking for up to 3 cars with an electric car charging point and access to the detached garage. There are mature borders and flowerbeds, log/bin store and a pathway leading to the front door. A side

gate leads into the main garden which is predominantly laid to lawn and encompassed by high hedging, walling and fencing. There is a paved seating area, mature and well stocked flowerbeds and borders, mature trees and a storage area to the rear of the garage. The garden can also be accessed from the main porch and from the conservatory.

### LOCATION

High Littleton is a village approximately 7.5 miles southwest of Bath. The parish includes the small village of Hallatrow and the hamlets of White Cross, Greyfield and Mearns; the north eastern part of High Littleton village is known as Rotcombe. High Littleton is on the A39 Wells-Bath road, which is crossed by the A37 Shepton Mallet to Bristol road at White Cross. There is a Church of England primary Farrington Gurney is a popular thriving village situated within a short driving distance to the Mendip Hills and also the Chew Valley Lake area and convenient access to the cities of Bristol, Bath and Wells. The village offers an excellent Primary School, a Public House, 18 hole golf course, churches and good local bus services to Bristol, Bath, Wells, and nearby Midsomer Norton, with a free bus service to Norton Hill Secondary School. The latest village facility is the new multi-purpose village hall and outdoor tennis courts.

### COUNCIL TAX BAND

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## High Street, High Littleton, Bristol, BS39

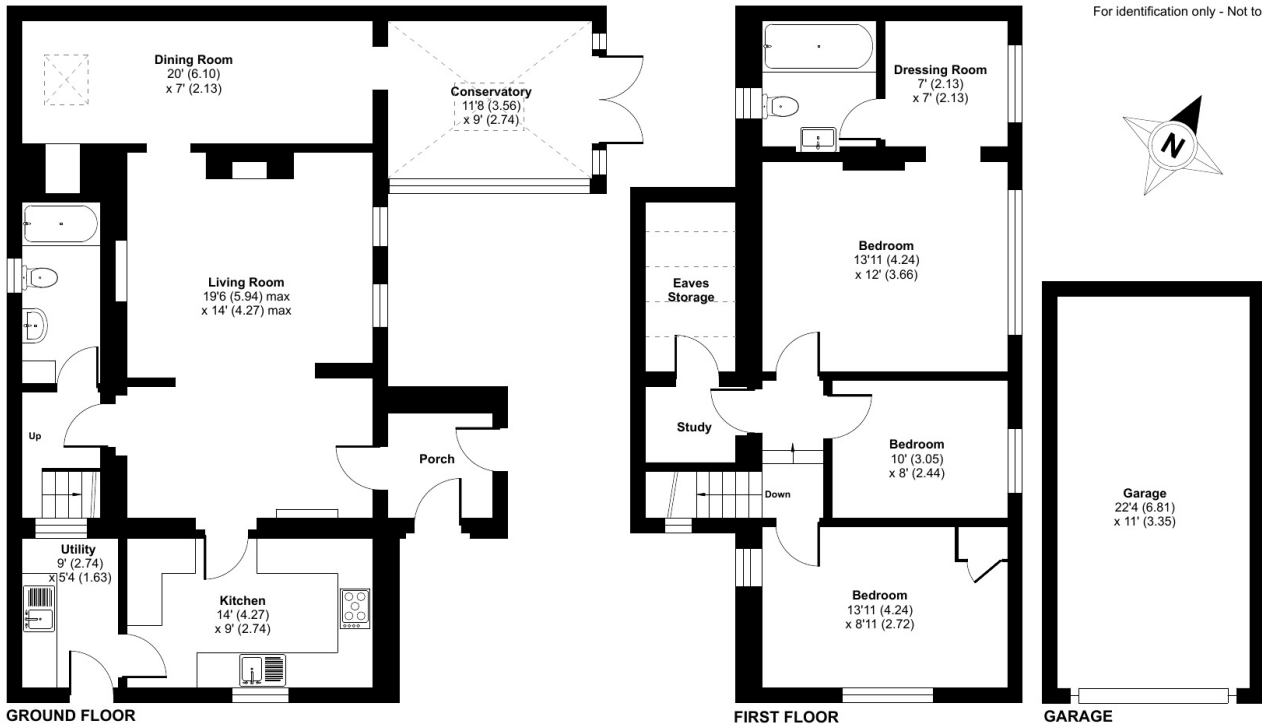
Approximate Area = 1496 sq ft / 138.9 sq m

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Garage = 246 sq ft / 22.8 sq m

Total = 1812 sq ft / 168.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1104581

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