

Carlingcott

Bath, BA2 8AN

COOPER
AND
TANNER



£495,000 Freehold

A deceptively spacious and flexible three bedroom mid terrace character cottage located in an enviable location within the village of Carlingcott, just 6 miles from the city of Bath. The property enjoys superb rural views of open countryside to the rear, a large rear garden with garage/workshop and driveway parking for 3/4 cars. Viewing comes highly recommended to fully appreciate what this property has to offer.

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DESCRIPTION

A deceptively spacious and flexible three bedroom mid terrace character cottage located in an enviable location within the village of Carlingcott, just 6 miles from the city of Bath. The property enjoys superb rural views of open countryside to the rear, a large rear garden and driveway parking for 3/4 cars. This unusual property has been extended over the years providing superb living accommodation with the bedrooms on the ground floor and living accommodation on the first floor to take advantage of the countryside views. In brief the accommodation comprises an entrance porch which leads into the hallway. From the hallway, doors lead to the bedrooms and bathroom and a turning wooden staircase rises to the first floor landing. The main bedroom is a good size and has a door leading into the bathroom which is spacious and has a separate shower cubicle and a door into the hallway. There are a potential two further bedrooms on this level but could easily be used as a study/office space. A door from the hallway leads to the rear shared passage way giving access to the bottom garden. To the first floor there is a spacious reception room which is dual aspect and has a feature stone fireplace with inset wood burning stove, stripped wooden floorboards and double doors into the breakfast room and study. The study area offers and ideal space to be able to work from home along with a good size storage cupboard. From here a door leads to the kitchen which appreciates the superb views to the rear. There is a range of fitted and wall and base units with wooden worktops over, Aga and space for appliances. Doors from here lead to the breakfast room which has direct access on to the balcony where there are stairs down to the top garden. In addition to the first floor there is a double bedroom and separate WC. There is a utility room which can also be accessed from the top garden. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

To the front of the property is a gravelled driveway providing parking for 3/4 cars with wooden storage shed and access to the front of the property. The gardens to the rear are split into two sections. The first area of gardens is access from the balcony with gravelled areas, mature flowerbeds and borders with a wide selection of trees, plants and shrubs. At the bottom of this section of garden, steps down and a gate lead onto a shared pathway and then onto the lawned gardens. Here you will find the stone outbuilding with potential to create a home office/garden room. At the bottom of the garden is a paved seating area offering superb views through the valley and over neighbouring countryside.

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).

COUNCIL TAX BAND

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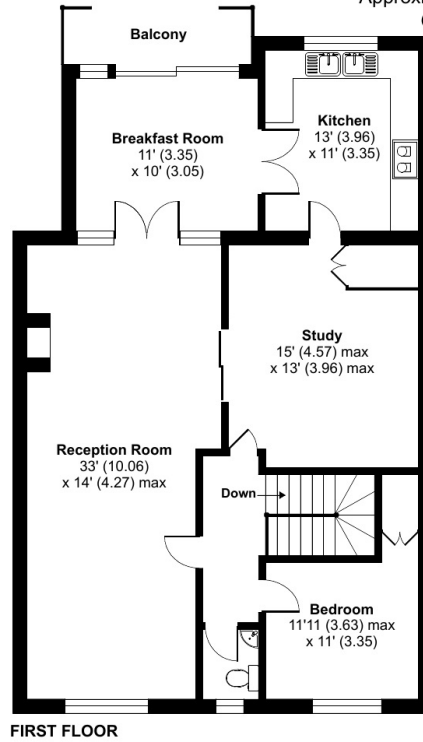
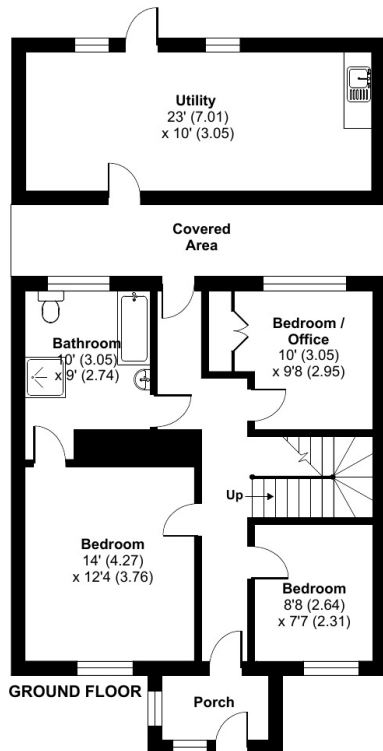
Carlingcott, Peasedown St. John, Bath, BA2

Approximate Area = 1894 sq ft / 176 sq m

Outbuilding = 230 sq ft / 21.3 sq m

Total = 2124 sq ft / 197.3 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1107932

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