

# Greystones

Peasedown St John, BA2 8EG

COOPER  
AND  
TANNER



## £750,000 Freehold

This 1920's detached property boasts period features such as high ceilings, picture rails, original internal doors, feature cast-iron fireplaces, and over the years a single storey extension has been added which could provide annex potential. Whilst the house is in need of some modernisation in places, it offers ample space and potential. Situated on a large plot with extensive gardens, double garage, and ample parking, this property also includes a PADDOCK with separate track access. The possibilities for this property are endless, making it an excellent opportunity to create a wonderful family home. Contact us now to book a viewing - Offered for sale with No Onward Chain.



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## Peasedown St John

### BA2 8EG

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### ACCOMMODATION

As you enter through the front door of this stunning property, you will be greeted by a spacious Entrance Hall that sets the tone for the rest of the home. From here, doors lead off to all the ground floor accommodation, offering a seamless flow between rooms.

The formal Dining Room is the perfect space for hosting elegant dinner parties or enjoying family meals. With its generous size, it can accommodate a large dining table and chairs, creating a warm and inviting atmosphere.

The Sitting Room features a bay window to the front, allowing natural light to flood the room and creating a bright and airy space. This room is ideal for relaxation and unwinding after a long day, with plenty of space for comfortable seating arrangements.

The large Kitchen/Breakfast room is a chef's dream, providing ample space for cooking and entertaining.

Conveniently located on the ground floor is a shower room, providing additional convenience for guests or family members. This addition adds functionality and practicality to the home.

A modern Conservatory is another highlight of this property, offering a tranquil space to relax and enjoy the garden views. This versatile room can be used as a reading nook, a home office, or a place to entertain guests.

From the Kitchen, there is doorway access to a ground floor extension that provides additional living space. This extension comprises a reception room, a kitchen/utility room, a workshop, and access to the Double Garage. This versatile area can be tailored to suit your specific needs, whether it be a home gym, a home office, or a playroom for children.

For added convenience, there is a cellar area accessed from the Hallway, providing ample storage space for belongings or seasonal items.

Moving to the first floor, you will find four Double Bedrooms, offering plenty of space for family members or guests. The master bedroom benefits from a bay window to the front, adding an elegant touch to the room. Two of the

bedrooms enjoy far-reaching countryside views to the rear, providing a peaceful and picturesque backdrop. Completing the first floor is a family Bathroom, also boasting views over the countryside.

### OUTSIDE

The gardens of this property are truly enchanting and add to its overall charm. As you approach the property, you will be greeted by a large front garden with a lengthy driveway, providing ample parking space for multiple vehicles. The driveway leads to the Double Garage, which is conveniently situated at the rear of the property.

The front garden boasts established, mature trees, shrubs, and flower beds, creating a picturesque and inviting atmosphere.

Adjacent to the Conservatory to the rear is a spacious patio area, perfect for outdoor entertaining or simply enjoying the tranquility of the surroundings.

Beyond the patio, the large rear garden awaits, enclosed by hedging and featuring more established trees, 3 x Apple trees, flower beds, and shrubs. This regularly maintained garden offers plenty of space for outdoor activities and relaxation.

For those with equestrian interests or a desire for additional outdoor space, there is a pedestrian stile and a five-bar metal gate that leads to the paddock. This paddock measures approximately 0.75 of an acre and can also be accessed via a separate track from the road.

The gardens of this property truly enhance its appeal and provide a wonderful backdrop for outdoor living and enjoyment.

Council Tax Band - 'E' - BANES









# Ashgrove, Peasedown St John, Bath, BA2

Approximate Area = 3156 sq ft / 293.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 10061119

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