

# Paulto Hill

Paulton, BS39 7PJ

COOPER  
AND  
TANNER



## Guide Price £380,000

A detached stone-built cottage situated along a country lane, and surrounded by open countryside with far reaching views, having been in the same family for over 100 years. The property does require some improvement and modernisation. Benefits include generous gardens approx 0.25 of an acre, a large detached garage with workshop space and inspection pit, and driveway parking. No onward chain.

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 3  2  1 EPC F

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### ACCOMMODATION

On entry to the Hallway there are doors off to all the ground floor accommodation which includes two separate reception rooms, a Kitchen and a Family Bathroom. Upstairs is a large double master bedroom with triple aspect windows affording countryside views all round, and two further bedrooms offering similar views.

SITTING ROOM 13'10" x 12'0" (4.22m x 3.66m)

DINING ROOM 11'10" x 11'6" including chimney breast (3.61m x 3.52m)

KITCHEN 15'4" x 7'7" (4.67m x 2.31m)

FAMILY BATHROOM 7'5" x 6'6" (2.26m x 1.98m)

BEDROOM ONE 13'10" x 12'0" (4.22m x 3.66m)

BEDROOM TWO 12'5" x 8'6" measured to include chimney breast (3.78m x 2.59m)

BEDROOM THREE 9'5" x 6'6" (2.87m x 1.98m)

### OUTSIDE

A gated pathway from the driveway leads through an attractive lawn garden enclosed by a stone built wall with a variety of established shrubs and small trees, there are three block built and rendered outbuildings under corrugated tin roofs. The pathways continue past the main dwelling and onto an open lawn garden enclosed by hedgerows, a gate then leads to an area of uncultivated land containing a greenhouse; which could be used to extend the garden, as a large vegetable patch, or to place a summerhouse. The gardens offer panoramic views of the surrounding countryside.

### AGENTS NOTE

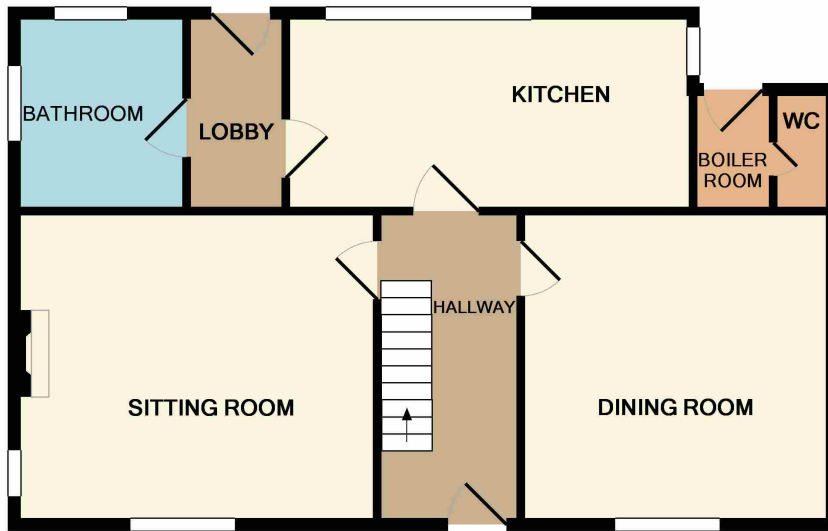
The property has recently undergone underpinning on the one storey rear extension to the house and has been passed and signed off. Documentation is available on request.

The property is on a cesspit situated in the lower paddock and was previously emptied annually. The oil tank is situated near the outbuildings.

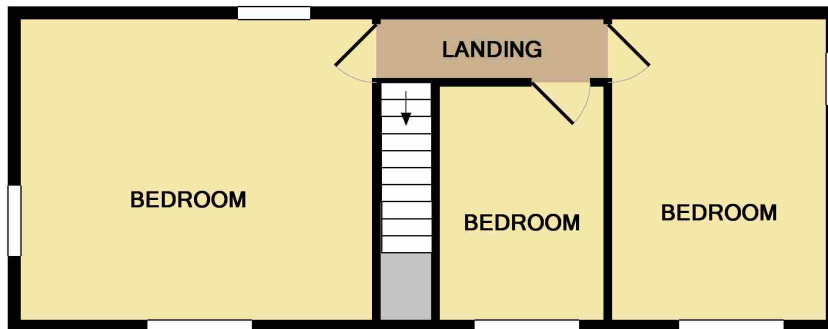
An Uplift Clause will be applied to this property covering any future development.







GROUND FLOOR  
APPROX. FLOOR  
AREA 581 SQ.FT.  
(54.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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