



Primrose Cottage, Double Hill, Peasedown St John BA2 8PT

£1,100,000 Freehold

COOPER
AND
TANNER



Primrose Cottage, Double Hill Peasedown St John, Bath BA2 8PT

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£1,100,000 Freehold

Description

A charming detached cottage located in a quiet rural setting just 15 minutes from the City of Bath.

Within the grounds of the property is a detached two bedroom cottage, currently being used as Airbnb accommodation and holiday let, but could easily be used as ancillary accommodation for a dependant relative.

Both properties lie within mature gardens, grounds and a paddock of just over one acre with views across neighbouring countryside being enjoyed.

Primrose Cottage is a stone built detached farmhouse offering spacious and flexible accommodation over two floors.

In brief the accommodation comprises entrance porch which leads into the inner hall with mahogany staircase rising to the first floor, dual aspect sitting room with feature fireplace and inset wood burning stove, exposed ceiling beams and solid oak flooring, farmhouse kitchen/diner with a range of fitted, solid oak wall and base units, Stanley range and bay windows overlooking the front gardens.

From the kitchen double doors lead into the Conservatory which in turn leads out on to the gardens. There is also a useful utility room and cloakroom to the ground floor.

To the first floor there is a good size landing with two storage cupboards, main bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms, two having fitted wardrobes and separate family bathroom

Beech Cottage is currently being used as an Airbnb/holiday let and has been meticulously converted and renovated to provide a spacious holiday cottage. In brief the accommodation comprises an open plan kitchen/dining/living space with feature fireplace, solid oak kitchen with integrated oven and hob and a door leading out on to the paved terrace. There are two double bedrooms, both having en-suite facilities.

Internal viewing comes highly recommended to fully appreciate what it has to offer.









Outside

The property is approached through a double five bar wooden gate onto a gravelled driveway with turning circle leading to ample parking. From the parking area a pathway and steps down lead to Primrose Cottage. There is also access from the parking area to Beech Cottage. There are well established mature gardens surrounding the property to all sides with lawned areas, vegetable gardens, feature pond, raised flowerbeds and herbaceous borders, greenhouse and all being encompassed by hedging, fencing and walling. Within the gardens is a fantastic 36ft stone workshop with power and light. This space could also be used as additional accommodation should you wish, subject to the necessary planning permissions being sought and has full building regulations in place. There is also a car port, log/bin store area attached to Beech Cottage. To the far end of the garden, a gate leads into the adjoining paddock which also has separate access from Double Hill.

Location

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.

Council Tax Band

F



Local Information Peasedown St John

Local Council: Bath and North East Somerset

Council Tax Band: F

Heating: Oil fired central heating

Services: Private drainage, Water and Electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

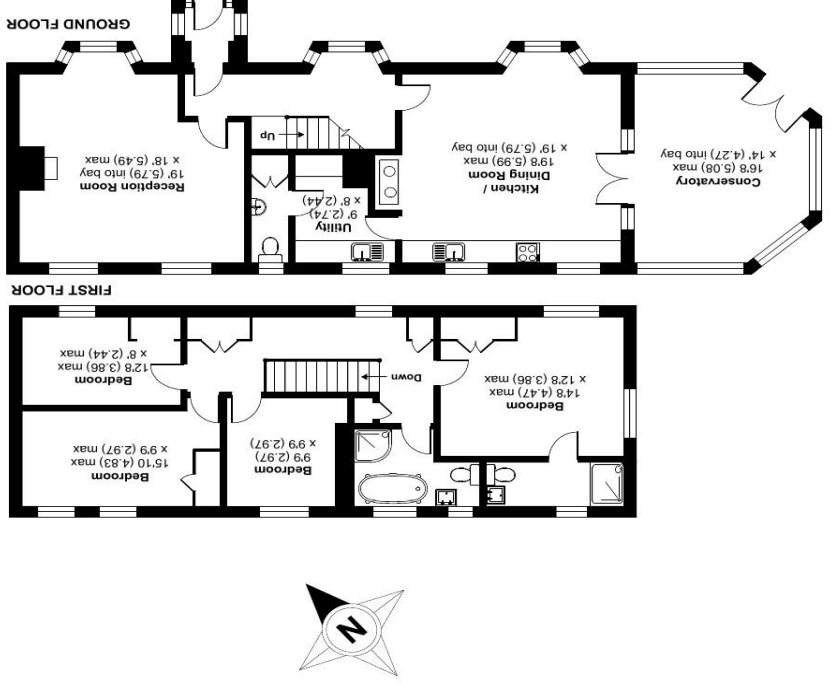


Nearest Schools

- Bath
- Wellow

Double Hill, Peasedown St. John, Bath, BA2

Approximate Area = 1938 sq ft / 180 sq m
 Limited Use Area(s) = 806 sq ft / 74.8 sq m
 Outbuilding = 900 sq ft / 83.6 sq m
 Total = 3644 sq ft / 338.5 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.
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