

Apple Press Cottage

Carlingcott, BA2 8AR

COOPER
AND
TANNER



£790,000 Freehold

A delightful and extended 1900's period character property with large grounds appreciating far reaching countryside views and benefitting from a double garage and ample driveway parking. The current owners over the years refurbished the original Apple Press room which now encompasses the impressive circular, vaulted Sitting Room.

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ACCOMMODATION

The property has plenty to offer with accommodation over two floors with entry via the Entrance Porch which leads into an inner room with storage. There are two further reception rooms, a cloakroom/WC and the Kitchen/Breakfast room and Utility/Boot Room. The most impressive room is the former Apple Press which has been lovingly restored to now encompass the circular, vaulted Sitting Room with delightful views over the grounds and far reaching countryside views beyond.

On the first floor are three bedrooms with the master having an en-suite shower room, and the Family Bathroom.

OUTSIDE

To the side of the property is an enclosed courtyard area with an outbuilding and raised pond. This seating area would make a great space to enjoy al-fresco dining.

The main garden really has to be seen to be appreciated as it offers several seating areas providing far reaching countryside views. There is a large lawn area with mature hedging and established flower & shrub beds. Vegetable growing areas with Greenhouse.

There is a double garage with ample driveway parking for several vehicles.

AGENTS NOTE

The neighbouring farmer has vehicular access at the beginning of the drive to enter into the adjoining field.

Council Tax - BANES Band 'B'

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.





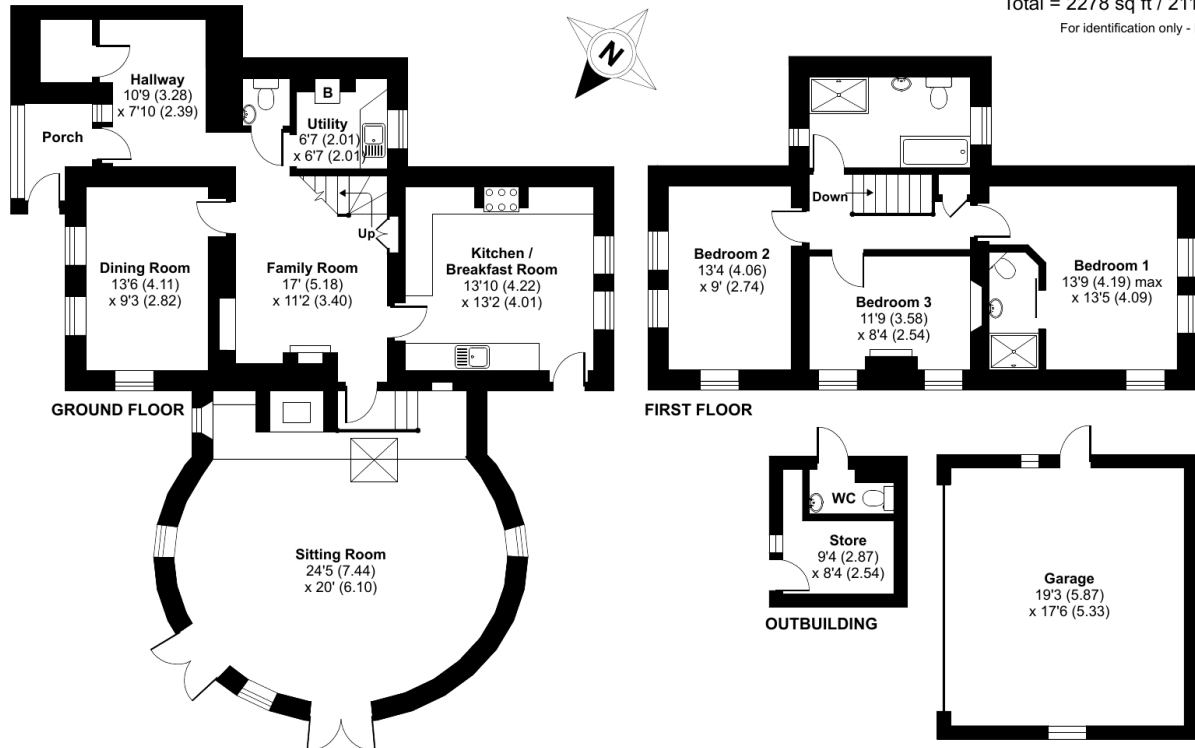
Apple Press Cottage, 6 Carlingcott, Peasedown St John, Bath, BA2

Approximate Area = 2201 sq ft / 204.5 sq m (includes garage)

Outbuilding = 77 sq ft / 7.2 sq m

Total = 2278 sq ft / 211.6 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 2022. Produced for Cooper and Tanner. REF: 819187

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