

Carlingcott, Bath, Somerset,

BA2 £699,000 *Freehold*

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Principal bedroom with en suite, two further bedrooms, Large feature circular Living room, Kitchen, snug, Dining room, Utility room, Cloakroom, Double garage, large gravelled parking area, lawned garden with panoramic views, several paved patio areas.

KEY FEATURES

- Elevated position affording panoramic countryside views
- Parking for many vehicles
- Double Garage
- Large lawned garden
- Exposed beams throughout





Bath

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DESCRIPTION

A Three bedroom semi detached house in the delightful Somerset village of Carlingcott. Situated in an elevated position on the edge of this sought after village, just 15 minutes from the Georgian City of Bath.

The accommodation comprises an enclosed entrance porch to the side of the property leading you through into a large hall with a storage cupboard. This hallway leads through to a central atrium/snug with an open fireplace and exposed beams. This in turn leads to the dual aspect dining room with views across the valley and beyond. There is a fully fitted kitchen with wall and base units with worktops over and an electric range cooker with windows overlooking the side courtyard and a glazed door to the rear garden. There is a circular sitting room to the rear of the house with a vaulted, beamed ceiling, oak floorboards, underfloor heating and a stone fireplace housing a wood burning stove. There are two sets of French doors leading out on to the raised gravel terrace. IAlso on this floor there is a utility room and cloakroom. On the first floor three bedrooms all benefit from views across the valley and character features including exposed stone walls and fireplaces. The spacious modern family bathroom incorporates a bath and separate shower. The main bedroom, being dual aspect, benefits from an en-suite shower room.

The property is accessed via wooden double gates leading to a gravelled driveway which opens out into an ample parking area There is a double garage at the rear which has an electric door and personal door to the side. A raised terrace wraps around the circular sitting room with steps up to a further landscaped terrace, a real sun trap and ideal for al-fresco dining. There is a good size garden which is predominantly laid to lawn and enjoys views across the valley from the rear of the garden with rural views over farmland. There are wide selection of borders and flowerbeds housing plenty of shrubs, bushes and plants. There are two sheltered seating areas at the rear of the garden overlooking the open countryside A further paved patio offers a superb entertaining area.

LOCATION

Carlingcott is a historic, quiet rural hamlet with roots dating back to the Domesday Book. While it offers a quiet escape from the fast pace of modern life, you are never isolated. Local shops, schools, and bus routes are just 0.7 miles away in the neighbouring village of Peasedown St John. For a wider taste of culture, the world-famous boutique shops, thermal baths, and restaurants of Bath city centre are a mere 15-minute drive northeast.

DIRECTIONS

What3words: ///powder.achieving.woodstove

From Bath (Odd Down roundabout) head south on the Wells Road toward Peasedown St. John. When coming down the hil after Odd Down Park & Ride take a right onto the B3115 toward Tunley. Take the second left hand turning onto Withyditch Lane and follow this road all the way to Carlingcott. Upon reaching the village the property can be found on the right hand side.

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: B
EPC rating: D
Is the property listed: Property is not listed

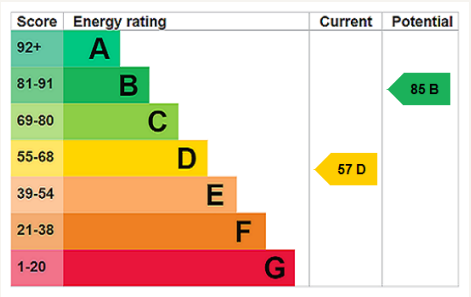
Brooadband: Ultrafast Broadband is available

Mobile signal: Good outdoor variable in home across the networks









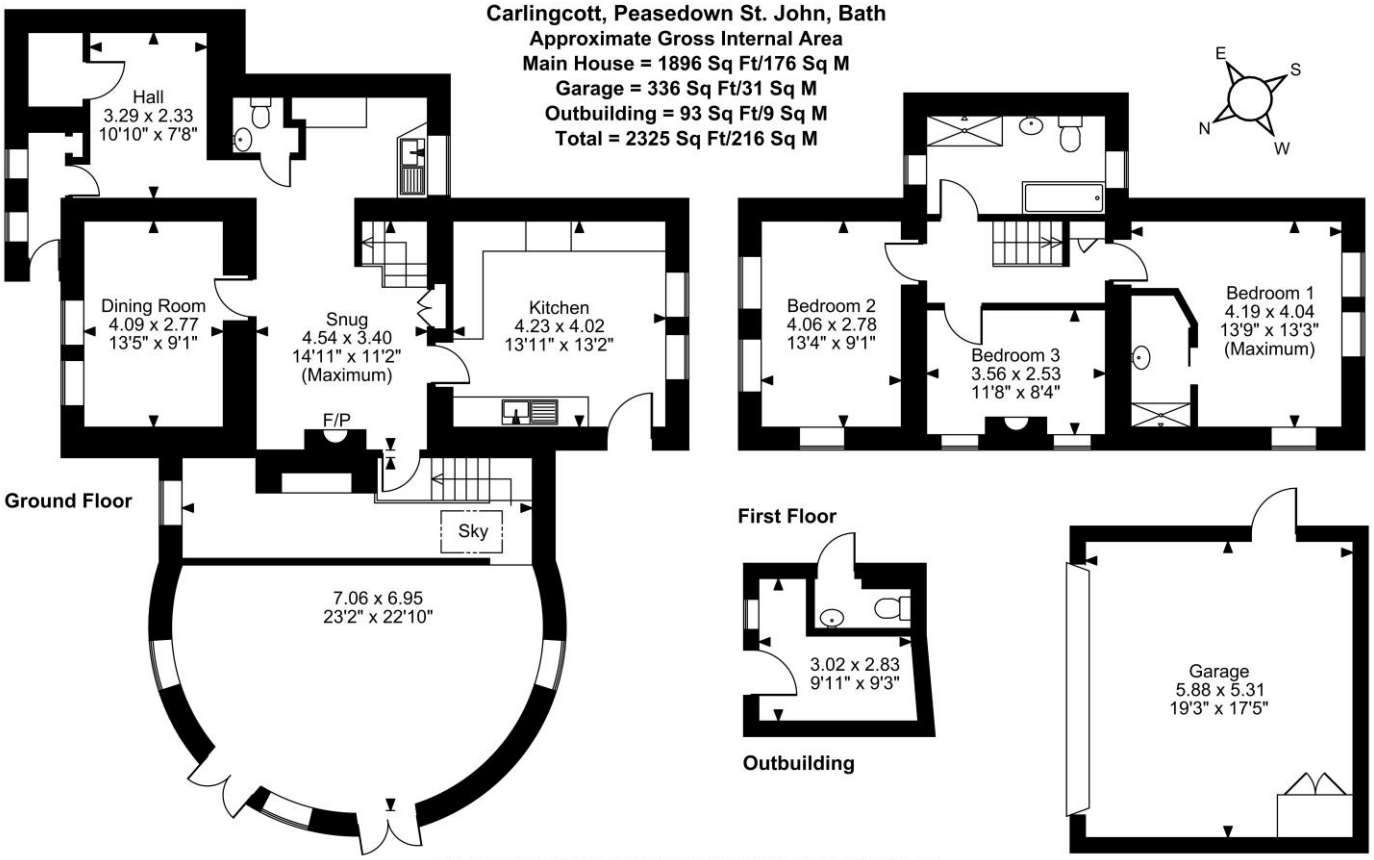
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/BAT250141



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Carlingcott, Peasedown St. John, Bath
Approximate Gross Internal Area
Main House = 1896 Sq Ft/176 Sq M
Garage = 336 Sq Ft/31 Sq M
Outbuilding = 93 Sq Ft/9 Sq M
Total = 2325 Sq Ft/216 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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