

KIT JOHNSON

residential



Kelston

£925,000

A Well Appointed, Spacious, Two Storey House. Popular Village Location. EPC Grade C



Darcy House

Kelston

Bath

BA1 9AG

PRICE: £925,000

Circa 1870's and formerly the old Sunday School House to the village, a beautifully appointed detached residence in a peaceful setting behind The Old Rectory in this sought after village four miles NW of Bath. Darcy House has retained much of the original character of the former Sunday School House building, deep stone walls and oak flooring, with more than 2000 square foot of accommodation over two floors, there are not multiples of rooms but spacious rooms, particularly ideal for those downsizing or perhaps need accommodation on the ground floor. Electric gated driveway via The Rectory, private electric gated driveway into the grounds of Darcy House. Doors into the Kitchen / Living Room with woodburning stove, Inner Hallway with oak flooring, Wet Room, Sitting Room, Double Bedroom and Ensuite. Upstairs, Master Bedroom suite with Dressing Room and Bathroom. Additionally, as per the plans there is plenty of storage. Outside, lawned, level

gardens. Gravelled driveway parking. The Village of Kelston is in an Area of Outstanding Natural Beauty and is a stone's throw from the start of The Cotswolds Way. There is a 14th Century Church, Village pub and award winning Cheese Shop / Cafe. A vibrant community yet so close to two major Cities. Darcy House is a rare and exciting opportunity, a home with wonderful proportions, a period property with all the advantages of modern living. This could also be ideal for an International buyer or someone who would like a "lock-up and leave" secure dwelling on the outskirts of a World Heritage City. Highly recommended. Vacant possession.

Detached Period Property

Spacious Reception Rooms

Large Ground Floor Bedroom & Ensuite

First Floor Bedroom Suite

Gardens & Parking

Gas Central Heating

Highspeed Fibre Network Connectivity By WIFI

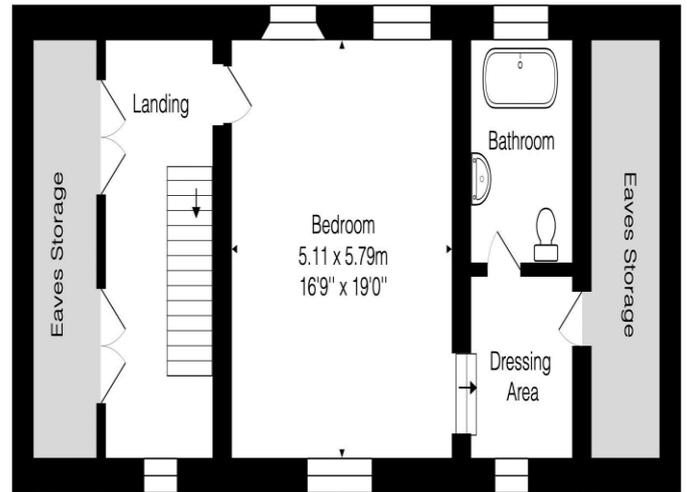
Underfloor Heating Throughout Ground Floor

2065 Sq Ft (191.9 Sq Mt)





Ground Floor
Area: 128.3 m² ... 1381 ft²



First Floor
Area: 63.5 m² ... 684 ft²

Total Area: 191.9 m² ... 2065 ft² (excluding eaves storage)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

www.epcassessments.co.uk

Kit Johnson Residential
26-33 High St
Weston
Bath
BA1 4BX
01225 444447
sales@kitjohnson.co.uk
www.kitjohnson.co.uk