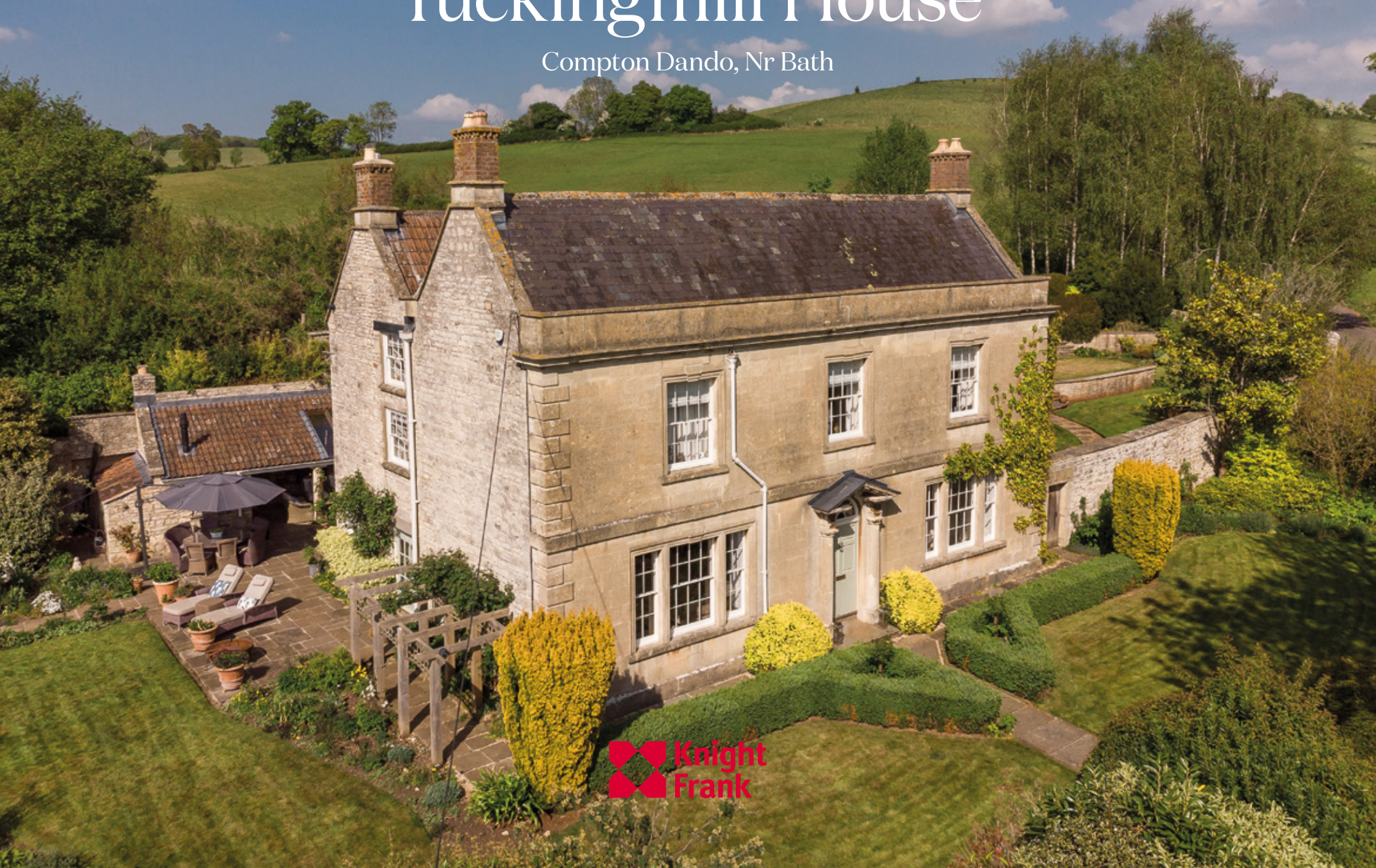


Tuckingmill House

Compton Dando, Nr Bath





A handsome Grade II listed country house,
situated in an enviable peaceful and private
position surrounded by open countryside.

Bath City Centre 6.5 miles, Bristol City Centre 10 miles, Bristol Airport 12.5 miles
(All distances are approximate)

		
5	3	4

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Family room | Kitchen/breakfast room | Snug | Library/office | Utility room | WC

First Floor: Principal bedroom with en suite bathroom | Two further double bedrooms | Family bathroom

Second Floor: Two double bedrooms | Family bathroom

Gardens and Grounds: Gardens | Terraces | Traditional party barn and outbuildings | Workshop | Stables | Garage | Pond | Paddocks and pastureland

In all about 4.67 acres

Situation

Tuckingmill House occupies a fabulous rural position, which offers complete privacy yet is still close to both Bath and Bristol.

Nearby the local village of Compton Dando has a welcoming pub and there are a number of farm and local shops in the vicinity; and The Pig near Bath, is only a few miles away. Keynsham provides for all day-to-day amenities, including a Waitrose and a number of independent shops. It is ideally located for an extensive range of professional and recreational facilities in both Bristol and Bath, as well as superb schooling in the area for both the private and state sector.

Transport links are excellent. There is good access to the national motorway network with the M4 (Junction 18) and M5 being approximately 10 miles away. Excellent rail services can be found at Bristol Temple Meads, Bristol Parkway and Bath Spa. Bristol Airport lies approximately 12.5 miles to the west, offering domestic and international flights.



Tuckingmill House

The house is beautifully presented throughout, with a wealth of period features and generous accommodation arranged over three floors.

The stunning formal hall provides an impressive entrance and is flanked by the two principal reception rooms. The living room has an Adam style fireplace and an original Georgian colour palette to emphasise the features, including triple sash windows complete with working shutters.





The dining room again benefits from these features, whilst the family room provides a relaxed space. The kitchen/breakfast room is fitted with a range of bespoke solid wood cabinetry, and a two-oven AGA (oil fired). Also on the ground floor is a study, utility room, boot room and cloakroom.

On the first floor is the principal bedroom with a generous luxury bathroom and stunning views, two double bedrooms and a family shower room; whilst on the second floor there are two further double bedrooms and shower room.

The property is approached through double wooden electric gates onto a private gravel driveway where there is parking for a number of vehicles, in addition to the single garage.





FLOOR PLAN

Approximate Gross Internal Floor Area
Main House = 352 sq m/3,788 sq ft
Garage = 24 sq m/264 sq ft
Outbuilding = 110 sq m/1,184 sq ft
Total Area = 486 sq m/5,236 sq ft

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

OUTSIDE SPACE



Garden, Grounds and Outbuildings

The gardens and grounds at Tuckingmill House have been carefully designed and complement the house perfectly. To one side of the house are the formal walled tiered gardens which are mainly laid to lawn with an entertaining terrace and hot tub.

To the other side of the property lies a wilder space, with a small arboretum dotted with daffodils and spring flowers. It abuts the ‘Bathford Brook’ which is a charming stream, as well as the neighbouring woodland making it ideal for dog walks or hacking out.

There is also a fully fenced paddock with post and rail ‘stock proof’ fencing. It is predominantly pasture land with some trees dotted throughout. There is an area of concrete base which was laid in order to construct a stable block, there was a historic approved planning application under 11/03606/REN.



There is a large, traditional barn, split into two sections. The first would make a great party barn with independent lighting and an open fireplace. The second is the former stable block used for general storage with a mezzanine level above. This could be converted subject to obtaining the necessary consents, approved planning application under 16/00856/FUL.

Property Information

Services

Mains electricity and drainage. Spring fed water supply (regularly tested). Oil fired central heating.

Tenure

Freehold

Local Authority

Bath & North East Somerset Council

Council Tax

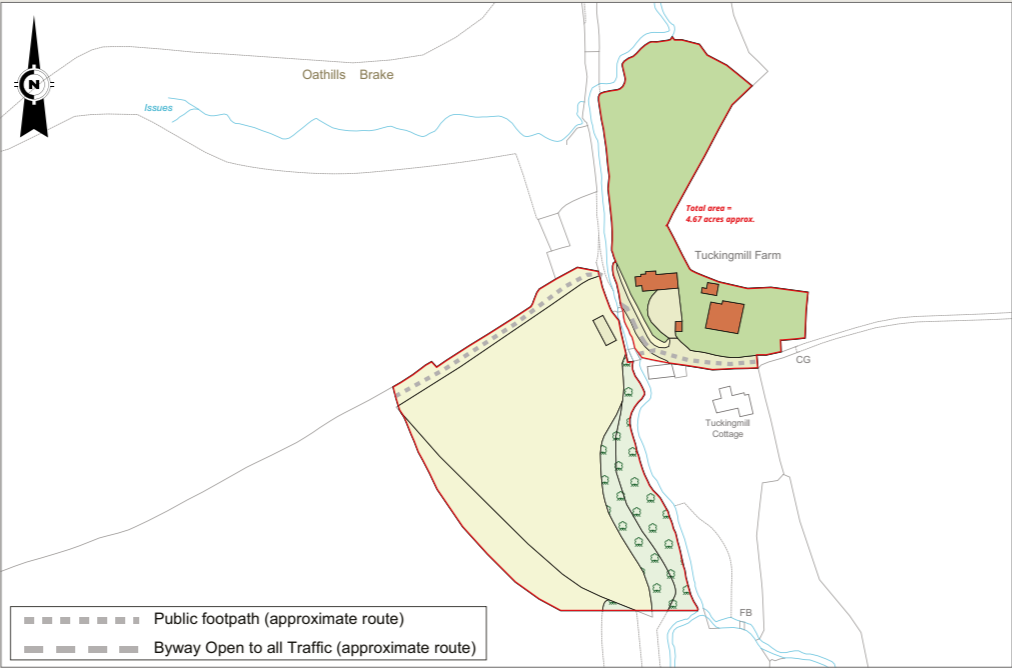
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Directions

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Viewings

Viewing is strictly by appointment through Knight Frank.



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