



THE MALTHOUSE

Hinton Charterhouse, Bath



A GRADE II LISTED FIVE-BEDROOM HOME IN A DESIRABLE VILLAGE NEAR BATH.

Period charm and practical family space in a sought-after village setting.


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Land Area: 0.21 acres
Services: We are advised that the property is connected to mains gas, electricity, water, drainage and superfast fibre optic broadband.
Local Authority: Bath and North East Somerset Council
Council Tax: F
what3words: ///bells.served.bluff
Method of Sale: We are advised that the property is Freehold.
Viewings: Strictly by prior appointment with the agent.



SITUATION

Hinton Charterhouse is one of the most appealing villages to the south of Bath and is within an easy drive of the city centre. The community is extremely active with two good village pubs and an excellent Post Office and general store which sells locally grown organic vegetables. There are lovely walks across the fields down to Wellow Brook, and walks across the countryside between here and Norton St Philip.

Comprehensive shopping, business and recreational facilities can be found to the north in the City of Bath, a cultural hub boasting the world famous Roman Baths as well as a number of renowned venues. The area is well known for the quality of its schooling.

There is a frequent bus service into Bath, and the M4 motorway can be accessed at J17 or J18 linking with London and the wider national motorway network.

Bradford on Avon 5 miles, Bath City Centre 5.5 miles, Frome 8 miles, Bristol International Airport 22 miles (All distances are approximate).



THE PROPERTY

For sale, The Malthouse is a stunning family home, with spacious accommodation, full of history and unique heritage, dating back to 1640, with later additions in the 1700s and completed in 1750.

The property has wonderful character features including an enormous original beam in the cellar which is said to have been taken from one of the ships in the Armada, the rare Bristol Manganese tiles in the study, dating back to the 1700s, and the Malthouse desk.

On the ground floor from the entrance hall is the Georgian living room with wood burner, a study which overlooks the garden and a further versatile reception room which would work very well as a dining room or family/playroom. From here is the gorgeous traditional style kitchen/dining room which overlooks the garden, and the utility room leading through to a cloakroom. There is also a huge vaulted cellar on the lower ground floor.

On the first floor is the sumptuous principal bedroom with en suite shower room, two double bedrooms both with pretty fireplaces, a single bedroom and the family bathroom. On the second floor is a dual aspect double bedroom, a versatile study/craft area and a modern shower room.



OUTSIDE

The private walled garden to the rear of the house is mainly laid to level lawn, with mature shrubs and trees, a pretty summerhouse and an outdoor swimming pool, bordered by lavender bushes, and heated by solar panels which are positioned on the roof of the nearby pergola.

The courtyard is currently used as a sun terrace, but benefits from large double metal automated gates on to the road so this area can be used for parking, in addition to on street parking outside.

There is also an old laundry building which is now used as a useful store, with a sauna.



Gross Internal Area (Approx.)
Main House (Incl. Cellar) = 287 sq m / 3,089 sq ft
Outbuilding = 11 sq m / 127 sq ft
Total Area = 298 sq m / 3,216 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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