

whiteley helyar



2,743 ft²



4 bedrooms



2 bathrooms



double garage,
workshop /studio
& large gated
driveway

Guide Price £1,000,000

The Maltings, Green Lane, Hinton Charterhouse, Bath, BA2 7TL

Having been in the same family for generations, this detached family home, positioned on a lovely half an acre plot, offers spacious and versatile accommodation as well as double garage and detached coach house offering great potential, subject to the relevant consents.

ACCOMMODATION

entrance hall
sitting room with double doors to the garden
kitchen with door to the garden
dining room

bedroom/ family room
three further bedrooms
wet room
family bathroom

double garage
coach house workshop/garage

EXTERNALLY

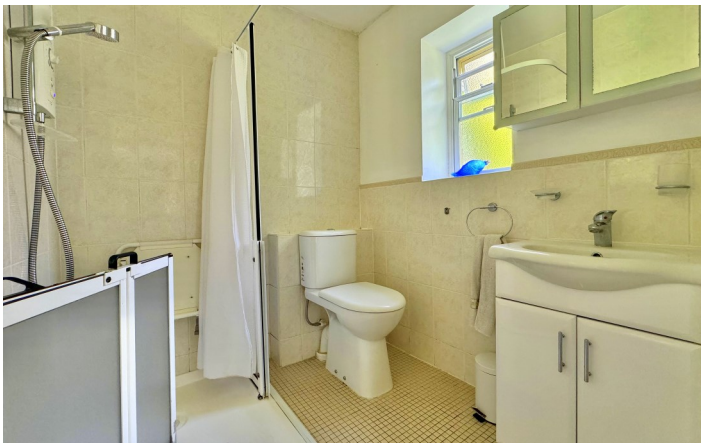
The gardens are delightful and level, with the plot measuring around half an acre in total, currently arranged into two distinct areas, both mostly laid to lawn planted with bushes, trees, flowers and shrubs. The main garden also benefits from a spacious patio area providing a wonderful back drop for entertaining and alfresco dining.

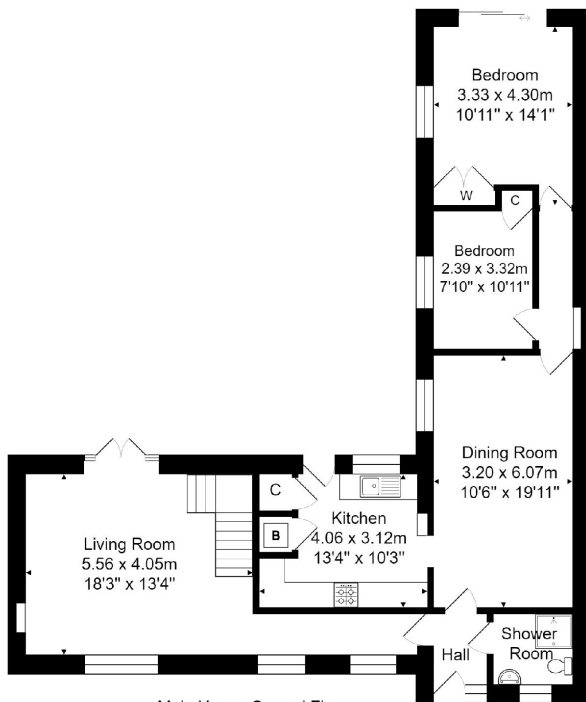
To the front of the property is large gated driveway leading to both a double garage and a large coach house garage/workshop to the side with vaulted studio above. Together these spaces offer over 1200 square feet of fabulous storage space as well as the potential for redevelopment, subject to the relevant consents.

LOCATION

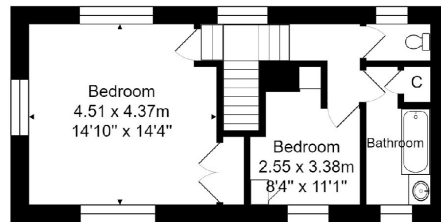
Hinton Charterhouse is a very popular and pretty village with a charming cricket ground, 2 good pubs, a post office and shop. Wonderful walks are available in the rolling countryside around the village and the centre of Bath is only 6 or so miles away - served by buses.



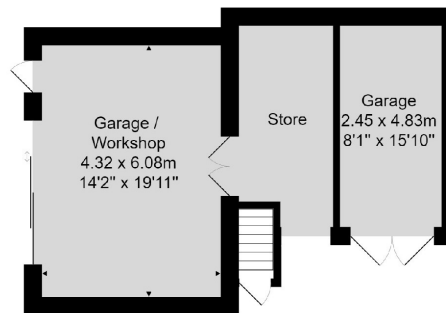




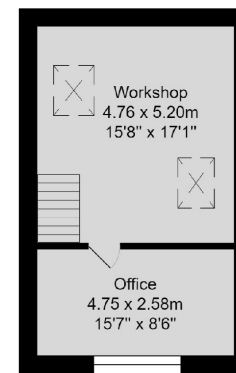
Main House Ground Floor
Area: 97.4 m² ... 1048 ft²



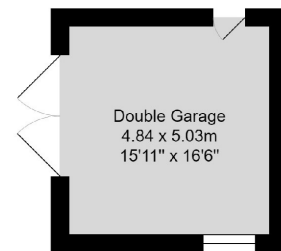
Main House First Floor
Area: 42.1 m² ... 454 ft²



Outbuilding 1 Ground Floor
Area: 53.5 m² ... 575 ft²



Outbuilding 1 First Floor
Area: 37.7 m² ... 406 ft²

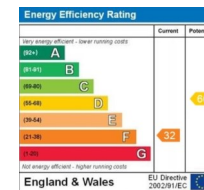


Outbuilding 2
Area: 24.2 m² ... 260 ft²

Total Area: 254.9 m² ... 2743 ft²



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



Tenure: Freehold
Council Tax Band: 'F' £3,155.89

