

whiteley helyar



2,731 ft²



4/5 bedrooms
(plus annexe &
shepherds hut)



2 bathrooms
(plus annexe &
shepherds hut)



gated driveway
parking for
several vehicles

Guide Price £1,250,000

The Cottage, Dunkerton Hill, Dunkerton, Bath, BA2 8PE

A bright and spacious detached country house set in park-like gardens of approaching 1 acre, benefitting from both a stunning detached annexe and (by negotiation) shepherds hut - providing great additional space for an independent family member or perhaps creating income. This charming house offers stylish and versatile accommodation arranged over just two floors and retains a number of original and desirable period features.

ACCOMMODATION

entrance porch and spacious reception hall
double-aspect kitchen dining room
double-aspect sitting room with doors to terrace

utility room with walk in store room/pantry
cloakroom
four double bedrooms

master bedroom with en-suite bathroom, dressing room and balcony
bedroom five/study
family bathroom with bath and separate shower

EXTERNALLY

A sweeping gated driveway leads you down to the house, past a detached garage (converted for use as a gym) which eventually opens out to the house and extensive gardens. The beautiful mature gardens are mainly laid to lawn and thoughtfully planted with numerous specimen trees and verdant leafy borders creating a number of secluded areas. There is a spacious stone chipped terrace providing great space for alfresco dining and entertaining along with an additional gated access to the rear providing additional parking.

OUTBUILDINGS

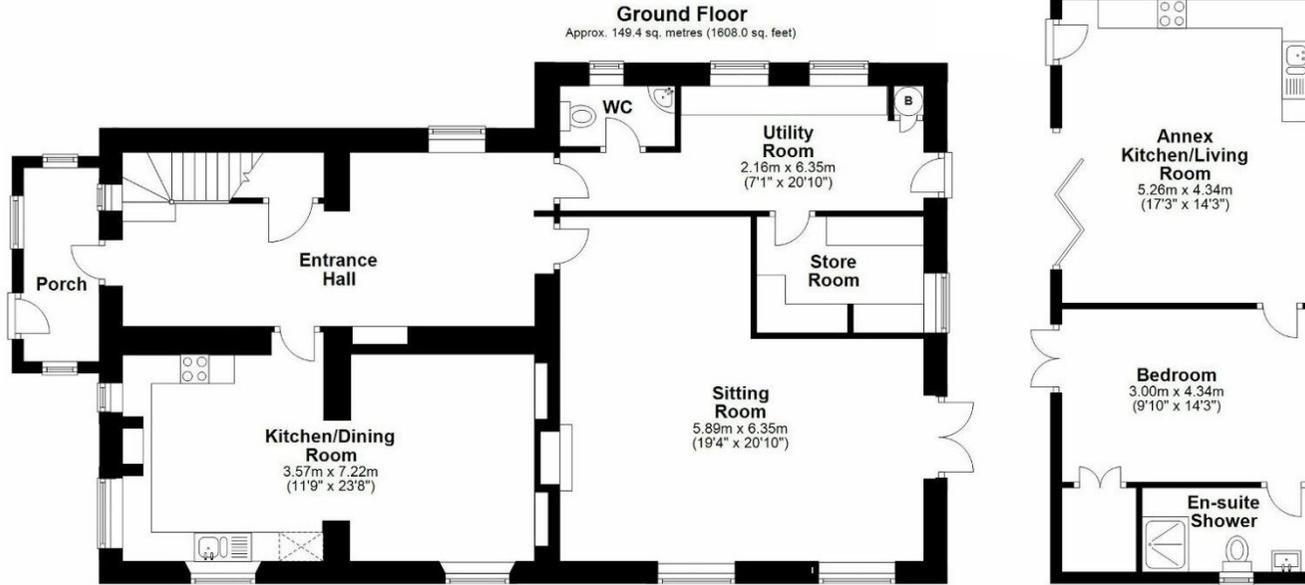
Currently run as successful 'holiday lets', both the (converted stable) annexe and (by negotiation) shepherds hut have been created with considerable attention to detail and provide a lucrative income stream. Shepherds hut accommodation - kitchen/sitting/dining room with wood burner with tucked away double bed and shower room. Annexe accommodation - open plan kitchen/sitting/dining room with vaulted ceiling and bi-fold doors, large double bedroom, stylish shower room, private terrace providing great entertaining space.

LOCATION

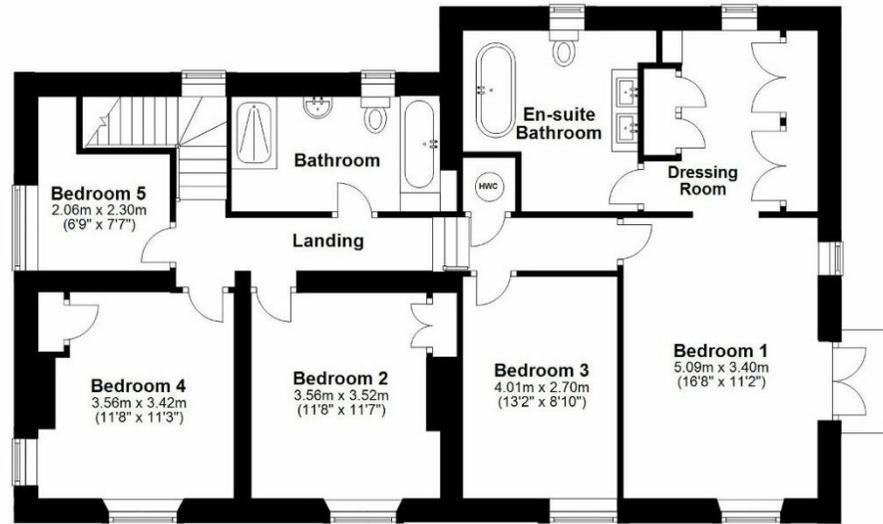
The property is positioned on the outskirts of the picturesque village of Dunkerton, within a short drive of the facilities and amenities in both Bath and Peasedown St. John and well placed for delightful countryside walks along the river Cam and beyond. The property is within easy reach of several country pubs and local shops within a number of the pretty nearby villages and is well placed for access to highly regarded local schooling on the southern side of the city.







First Floor
Approx. 104.4 sq. metres (1123.7 sq. feet)



Total area: approx. 253.8 sq. metres (2731.8 sq. feet)



Tenure: Freehold
Council Tax: 'G' - £3,956.29

Energy Efficiency Rating		Current	Potential
92-100	A		93
81-91	B		
69-80	C		
55-68	D	68	
49-54	E		
35-48	F		
1-34	G		

Not energy efficient - higher heating costs
EU Directive 2002/91/EC
England & Wales

