

New Buildings, Peasedown St John, Bath, BA2 8LB

Offers In Region Of £285,000

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A quintessential country cottage located in a valley, looking out onto fields, trees and horse paddocks on the outskirts of Peasedown St John. We understand this property dates back to 1865, it retains many features one hopes for in a character home. The ground floor layout is superb open plan and allows a seamless flow from the kitchen to a dining area then into the living room, adorned with wooden herring bone parquet flooring and a large stone fire place with a log burner. An ornate spiral stair case ascends to the first floor which provides two bedrooms and a bathroom. Make sure you look at the views!

Outside a sun bathed garden is attached to the cottage then up a short pathway reveals the larger secret garden, some 18 metres square. Grow your own produce, camp out, use it as a retreat, so many choices.

Positioned just a short drive to the City of Bath and the surrounding towns and village with plentiful amenities.











Porch
1.63m x 1.4m (5'4" x 4'7")

Double glazed door and skylight window to the front aspect, recessed spot lights, storage cupboard, radiator and tiled flooring that lead onto wooden parquet flooring.

Utility Cupboard
1m x 0.99m (3'3" x 3'2")

Wooden French doors open into a cupboard which houses a wall mounted combination boiler, shelving and space for a washing machine with tiled flooring.

Kitchen/dining/living room
6.74m x 5.19m max (22'1" x 17'0")

This room has an open plan lay out with a single glazed doors from the porch, a double glazed door and window to the front aspect with a double glazed skylight above the kitchen area.

The living room has a stone fire place with a stone hearth, inset oak beam over and log burner within. To either side of the chimney breast are two sets of fitted storage. There are three radiators and an ornate spiral staircase leading to the first floor with wooden parquet flooring.









Landing

Double glazed skylight to the rear aspect, doors leading to all of the first floor rooms and exposed sanded wooden floor boards.

Bathroom
2.58m x 1.49m (8'5" x 4'10")

Obscure double glazed window to the rear aspect, partially tiled walls, white towel radiator, and cork tiled flooring. There is a three piece suite comprising of a bath with a glass shower screen and mixer shower over, vanity unit with a wash hand basin over plus a low level WC.

Bedroom One
3.6m x 3.11m max (11'9" x 10'2")

Bedroom Two
3.51m x 2.08m (11'6" x 6'9")

Double glazed sash window to the front aspect, loft hatch, fitted storage cupboard and an exposed sanded wooden floorboards.

Attached Garden
6.5m x 6.4m (21'3" x 20'11")

Southerly facing and enclosed by wall, wooden fence and hedge boundaries with an arched gateway. Stone pathway with the main garden laid to gravel with deep filled borders of lowers and shrubs. There is a log store and an outside tap, on the external wall to allow a water supply to the secret garden.

Detached Garden
18m x 18m (59'0" x 59'0")

Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = D Council Tax Band – B (£1846.25PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains water, Mains drainage, Mains Gas. Freehold property dating back to circa 1845

Quote Ref NF0664

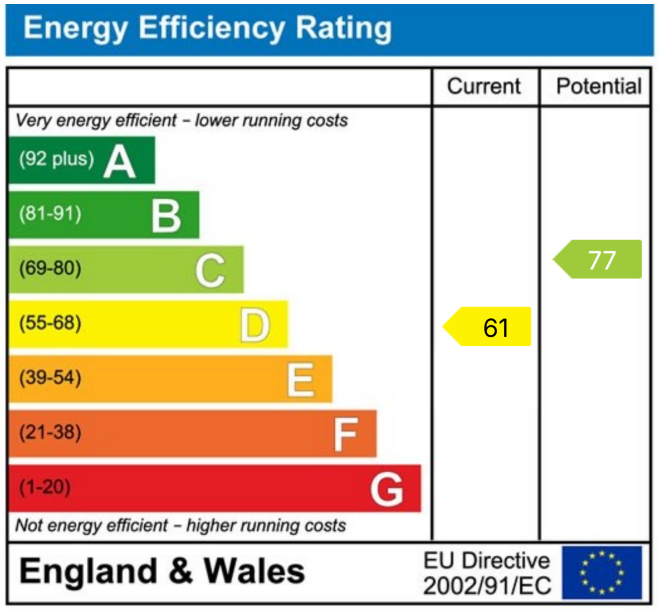








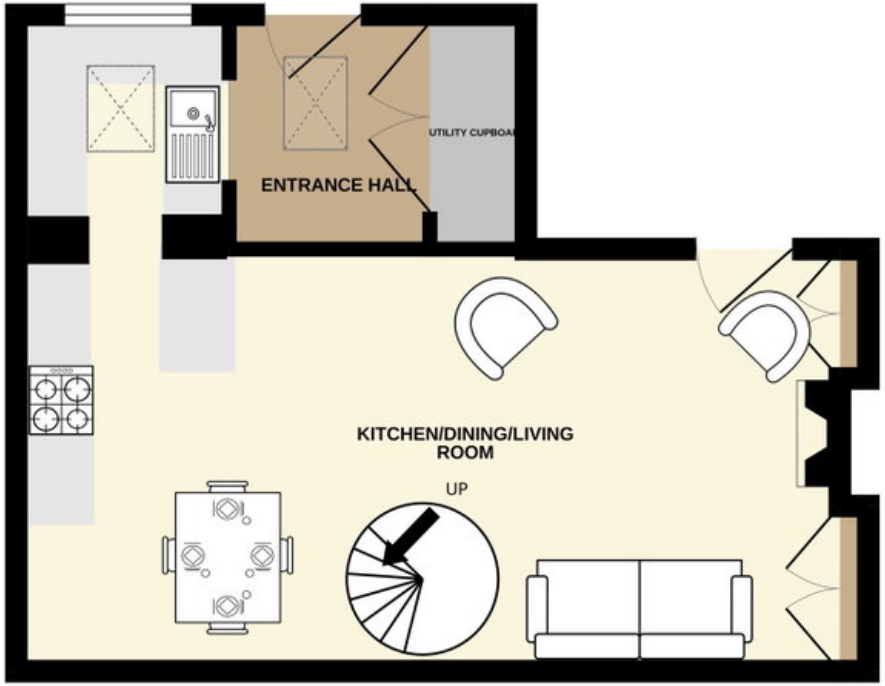



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
77
England & Wales
EU Directive 2002/91/EC

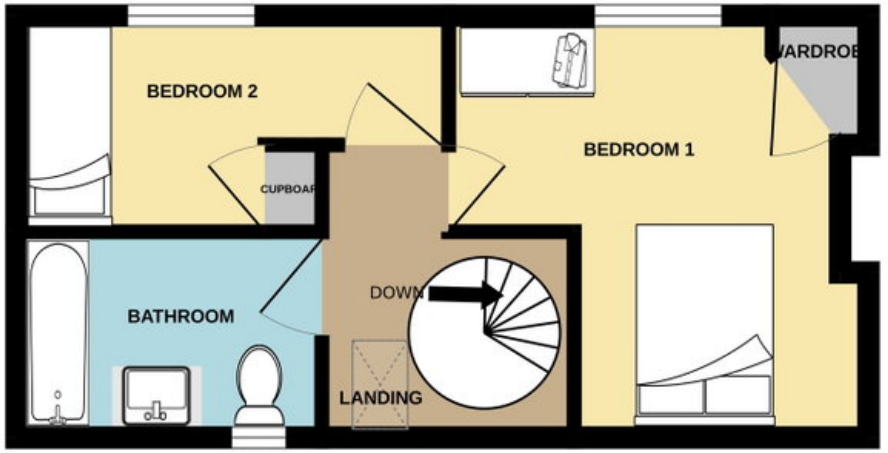




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 624sq.ft. (58.0 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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