



Paglinch House, Shoscombe, Bath, BA2 8NQ



An exquisite Grade II listed house dating in part from the 17th century, providing in excess of 4,000 sq. ft. of accommodation in an extraordinary rural setting with approximately 1.7 acres of gardens and grounds

| Entrance hall | Drawing room | Sitting room | Study | Kitchen/breakfast room | Utility room | Boot room | Master bedroom | 3 further bedrooms, a dressing room and 2 family bathrooms | Spacious loft bedroom 5 | Adjoining loft room | Large cellar | Double garage | Outbuilding | Gardens and grounds | Ample parking | In all, approximately 1.7 acres |

Situation

Paglinch House is set in the beautiful rolling Somerset hills between the Historic World Heritage City of Bath and the pretty cobbled streets of fashionable Frome. Shoscombe is close by with its well-known local pub The Apple Tree, the village community is very active and has a cricket club as well as arranging many well attended annual events. Country life in the area is said to be some of the best available around Bath with a range of local suppliers offering a variety of organic vegetables, meat and fruit, and there are several riding centres nearby. Neighbouring villages include nearby Wellow, Faulkland, Hemington and Stoney Littleton, which provide a choice of pubs, primary schools, playgroups and village shops, and the exclusive Babington House Private Members' Club, Hotel and Spa is a short drive away. All Hallows, Downside, Millfield and Wells Cathedral School are all popular schools with families in the locality, as are the well-regarded Bath schools.

Description

Paglinch House dates in part from the 17th Century, but it is believed that there has been a dwelling on the site from as early as the 16th Century. The house has beautiful stone elevations under a double Roman tiled roof. There are fine stone mullioned windows and the ornate stone masonry surrounding the front door is of particular note. Internally there are many period features including fireplaces, doors and flooring.

Entering the house via the back door is a very practical boot room with quarry tiled flooring, ideal for country living and dogs. This leads through to a generous utility room which has a range of units, butlers sink and the oil-fired boiler is situated here.





The kitchen is a very attractive farmhouse style with limestone flooring and a white Aga. The worktops are fashioned from Iroko wood and to the rear of the kitchen is a door leading down to a super pantry.

From the kitchen you go through to a fine sitting room with double aspect and providing excellent family space. It has an inglenook fireplace with Jetmaster fire and a door which leads to one of the two staircases to the first floor.

Beyond the sitting room, you find the main hallway from the front door. Beautiful flagstones create a great sense of the history of the house. Delightful double panelled doors, possibly 18th century in date and likely to be original, open onto the drawing room. This room provides handsome proportions with a double aspect giving views across the gardens and countryside. The stone fireplace is of particular note and likely to be an original feature.

On from the main hall is a door leading to the cellar, a back door to the garden and a further reception room, which is currently used as a study. There is a wood burning stove and plenty of storage. A second staircase takes you to the first floor.

Upstairs on the first floor is a wonderful landing with oak planked flooring. At one end is an expansive master bedroom with views to the west and another fireplace completes the period charm. There are three further bedrooms on this floor a dressing room and 2 family bathrooms.







A further staircase takes you up to the most beautiful loft bedroom with vaulted ceiling and original period timber beams. There is also a further room which has an extraordinary barrelled ceiling and could make a great den.

Externally

The gardens of Paglinch House really are of particular note and have provided a great source of pleasure for our clients. They wrap all the way around the house and open on the southern side directly onto countryside. At the rear of the house from the back door is a beautiful, enclosed garden with incredibly well-stocked borders and a lawned area. To the front of the house lawns are flanked with further well-stocked herbaceous borders. There is a lovely cedar tree beyond which is an orchard running down to the Wellow Brook. To the front of the house is an attractive terrace on the side of which is a charming little stone-built 17th Century outbuilding with little round windows and a mezzanine.

To the western side of the house is a well-designed terrace, ideal for evening drinks and dining complete with outhouse room fitted with a Bristol sink. This leads around to the gardens at the rear of the house and to an upper area where there is a vegetable patch. On the eastern side of the house is a double garage, oil tank and plenty of parking for a number of vehicles. There is also a handy electric charging point.

General Information

Bath & North East Somerset Council. Council Tax Band G.

Freehold tenure.

Mains electricity. Private drainage. Oil fired central heating and Aga.

Directions

Leave Bath via the Wellsway and proceed past the Odd Down park and ride. After a further two miles you will drive by the Mercedes Garage - go straight over at the roundabout and after 200 yards turn left, signposted Shoscombe. After a short distance, turn left towards Shoscombe and go straight on when the road bends to the left. As you go down the hill you will reach a crossroads, turn left, go down the tree lined lane and take the next left, which says Sunday Cottage. Follow this driveway until you reach Paglinch House.







Approximate Floor Area = 396.3 sq m / 4266 sq ft
 Cellar = 22.4 sq m / 238 sq ft
 External Utility = 8.5 sq m / 91 sq ft
 Garage = 27.0 sq m / 291 sq ft
 Total = 454.2 sq m / 4886 sq ft



