



## The Wheel House

68 Coronation Road, Atworth, SN12 8HU

A fantastic opportunity to purchase a three/four bedroom cottage, a former wheelwrights, dating back to the mid 18th century. Situated in the highly regarded village of Atworth, with good access to Bath (9 miles) and surrounding villages and towns. Atworth is a vibrant community which includes schools, nursery, a friendly pub, village hall, recreation grounds with play park and tennis court, churches, garage/shop and garden centre with café and farm shop nearby.

This delightful cottage offers a dining/reception hall, 24ft living room, with centre piece feature open fireplace, modern shaker style kitchen/breakfast room, utility room, study/4th bedroom, ground floor shower room and first floor family bathroom. Benefits include bespoke sealed unit double glazing, gas central heating, walled garden with westerly facing aspect, large store room (potential additional garage/carport), large garage and enclosed driveway providing off road parking.

**Offers Over £575,000**





## ACCOMMODATION

All measurements are approximate.

### Dining Room/Reception Hall

13'1" x 9' (4.0 x 2.75)

Hardwood door to the front. Double glazed window to the front with wooden sill. Radiator. Doorway to the kitchen. Panelled door to the utility. Access to understairs storage cupboard. Latched door to the:

### Living Room

24'5" x 12'4" (7.45 x 3.75)

Dual aspect with double glazed windows to the front and side with wooden sills. Two radiators. Stone hearth with contemporary cast iron open fire wood burner with canopy. Exposed stone wall. Wooden ceiling beams and lintels. Television point. Wall lights.

### Kitchen/Breakfast Room

11'11" x 11'7" (3.62 x 3.52)

Double glazed windows to the front and rear. Window seat with storage under. Kick space heater. Extensive range of oak shaker style wall, base and drawer units with under cupboard lighting, rolled top work surfaces and tiled splash-backs. Stainless steel one and a half bowl sink drainer unit with swan neck mixer tap. Space for Rangemaster cooker with extractor over. Plumbing for dishwasher. Space for fridge/freezer and table. High level cupboard housing fuse box and electric meter. Vinyl flooring.

### Utility Room/Rear Hallway

9' x 4'10" (2.75 x 1.48)

Part double glazed hardwood door to the rear. Built-in coat cupboard. Wall and base mounted units with solid wood work surface. Single sink drainer unit with swan neck mixer tap. Plumbing for washing machine. Tiled flooring. Enclosed Worcester gas fired central heating boiler. Stairs to the first floor. Door to the:

### Study/Bedroom Four

9'2" x 8' (2.80 x 2.45)

Double glazed window to the rear with wooden sill. Radiator. Inset ceiling spotlights. Access to loft space. Panelled door to the:



### Shower Room

Obscured double glazed window to the rear. Towel radiator. Modern three piece white suite with part tiled surrounds comprising large shower cubicle with Mira electric shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

### FIRST FLOOR

#### Landing

Access to large loft space. Smoke alarm. Doors off to bedroom two, bathroom and airing cupboard housing hot water tank, shelving, heating controls and pump for shower.

#### Inner Landing/Study Area

11'2" x 5'5" (3.40 x 1.65)

Additional access to loft space. Inset ceiling spotlights.

#### Bedroom One (Double)

12'5" x 12'2" (3.78 x 3.70)

Dual aspect with double glazed windows to the front and side with wooden sills. Radiator.

#### Bedroom Two (Double)

11'12" x 11'2" (3.65 x 3.40)

Double glazed window to the front with wooden sill. Radiator.

#### Bedroom Three (Double)

11'7" x 6'6" (3.52 x 1.98)

Double glazed window to the front with wooden sill. Radiator. High level shelving.

#### Large Family Bathroom

Obscured double glazed window to the front with wooden sill. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains shower over and bi-fold screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Built-in cupboards. Vinyl flooring and inset ceiling spotlights. Extractor fan.

### EXTERNALLY

#### To The Front

Gate and path to the front door with entrance light. Borders with a variety of plants, trees and shrubs. Enclosed by low level stone walling.

#### To The Rear

Enclosed, walled rear garden with westerly facing aspect comprising paved patio area to the immediate rear, area laid to lawn, raised pond and borders with a variety of plants and shrubs. Garden shed. Enclosed by high level stone walling and fencing. Door to store room. Gated side pedestrian access leading to driveway.

#### Driveway

Block paved driveway providing off road parking and border with a variety of plants and shrubs; enclosed by stone walling and double five-bar gates. Additional parking space to the front of gates.

#### Store Room (Potential garage/carport)

13'5" x 11'4" max - irregular shape (4.10 x 3.45 max - irregular shape)

Trellis to the front. Door to the side. Power. The trellis could be removed to convert the space into a car port or door added to convert into an additional garage.

#### Garage

17'1" x 13'5" max - irregular shape (5.20 x 4.10 max - irregular shape)

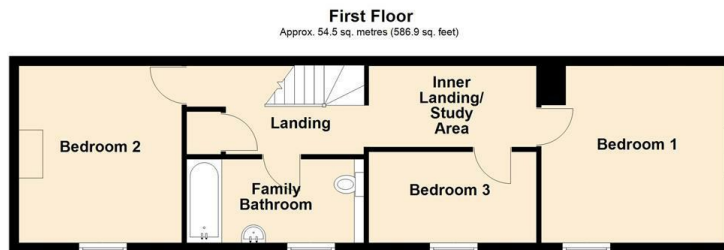
Up and over door to the front. Power.

#### AGENT'S NOTE:

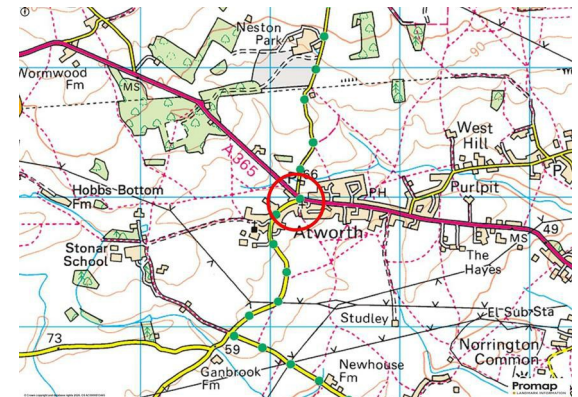
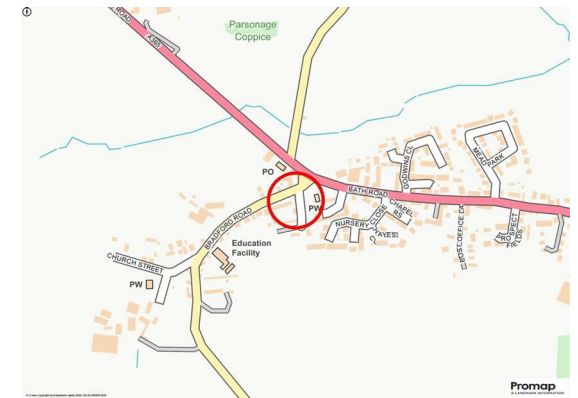
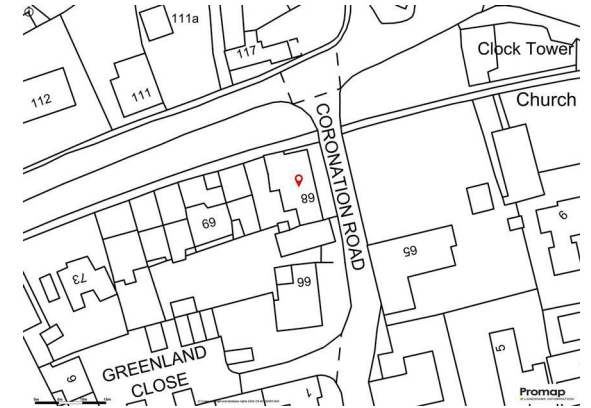
There is lapsed planning permission to convert the store room into additional accommodation.



Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **D**



Total area: approx. 154.7 sq. metres (1665.1 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.