



CARLINGCOTT, PEASEDOWN ST JOHN

Winkworth





## CARLINGCOTT PEASEDOWN ST JOHN

An impressive and much-loved family house with an enviable,  
edge of village location and superb views.

Entrance hall | Living room | Sitting room | Kitchen/breakfast room | Utility/boot room | WC on garden level  
Four bedrooms | Family bathroom

Front garden | Off street parking for several cars | Long back garden with side access and a pretty  
potting shed (potential home office)

Bath office  
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**Winkworth**  
See things differently.



DESCRIPTION

The house is believed to date from 1909 and has classic Edwardian features including a Bath stone façade, well-proportioned rooms with high ceilings and period details. The house has 3 reception rooms and a kitchen dining room on the ground floor and 4 bedrooms and a bathroom on the upper floors. At the garden level is a utility/boot room, w/c and large and easily accessible storage room.

The property is an impressive looking stone built house benefitting from a bright and spacious feel. A striking entrance hall leads to the sitting room which has a period fireplace believed to date from when the house was built. In the separate sitting room is a wood burning stove, and continuing off this sitting room is a small study or music room.

The kitchen/dining room has one of the best views in the house, overlooking a valley of beautiful countryside which can be enjoyed from a balcony off the end of the kitchen. The kitchen is well designed with plenty of storage, space for a dining table and the added benefit of under floor heating.

Arguably the views from the bedroom rival those of the kitchen’s, enjoying views over the valley or into animal paddocks. There is a modern family bathroom on the first floor.



OUTSIDE

The garden is arranged into three zones. Nearest the house is a pretty potting shed and great entertaining space, ideal for barbecues and eating outside. Below is a lawned area surrounded by well-stocked country flower borders. The bottom of the garden has a small orchard with apple and plum trees and a private viewing terrace with plenty of bee and butterfly attracting flowers and views over the surrounding countryside.

LOCATION

The desirable village of Carlingcott includes various clubs and is renowned for its friendly community. It is surrounded by farmland and is located just six miles south from Bath. Carlingcott is close to Peasedown St John and benefits from the amenities on the high street including mini market, doctors surgery, dentist, veterinary and two public houses among many other facilities. There is a close by cricket club, youth football clubs and various impressive primary schools including Peasedown, Wellow and Shoscombe and secondary schools at Writhlington and in Bath including Ralph Allen, Beechen Cliff, Hayesfield and St Gregorys. There are livery stables nearby in Tunley and Wellow.

FIXTURES AND FITTINGS

Fitted carpets, curtains and light fittings are included in the sale. However, certain other items may be available by separate negotiation.

LOCAL AUTHORITY

Bath & Northeast Somerset.

TENURE

Freehold.

SERVICES

Mains electric, drainage and water, oil fired heating and LPG gas for the cooker.

COUNCIL TAX BAND

E

BROADBAND SPEED

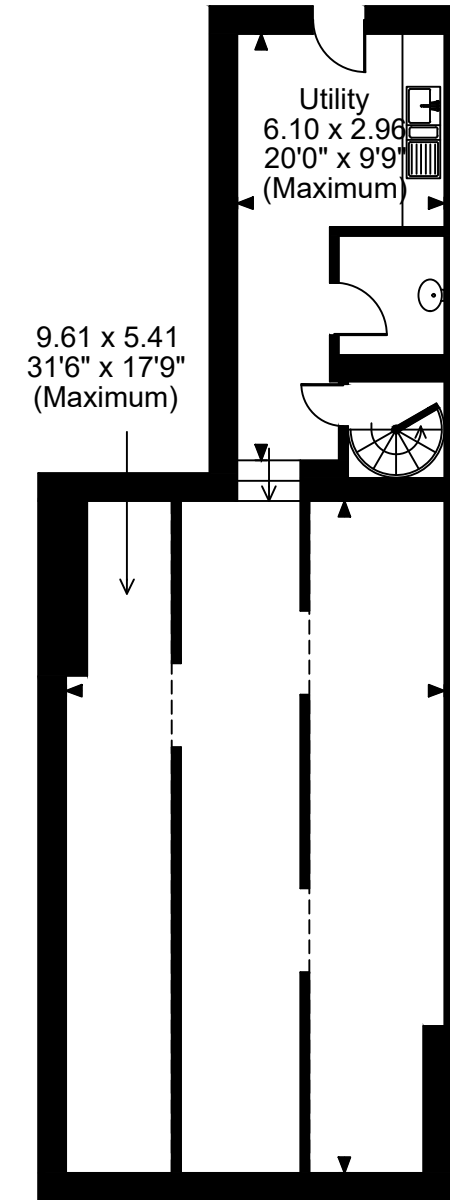
TBC

VIEWING

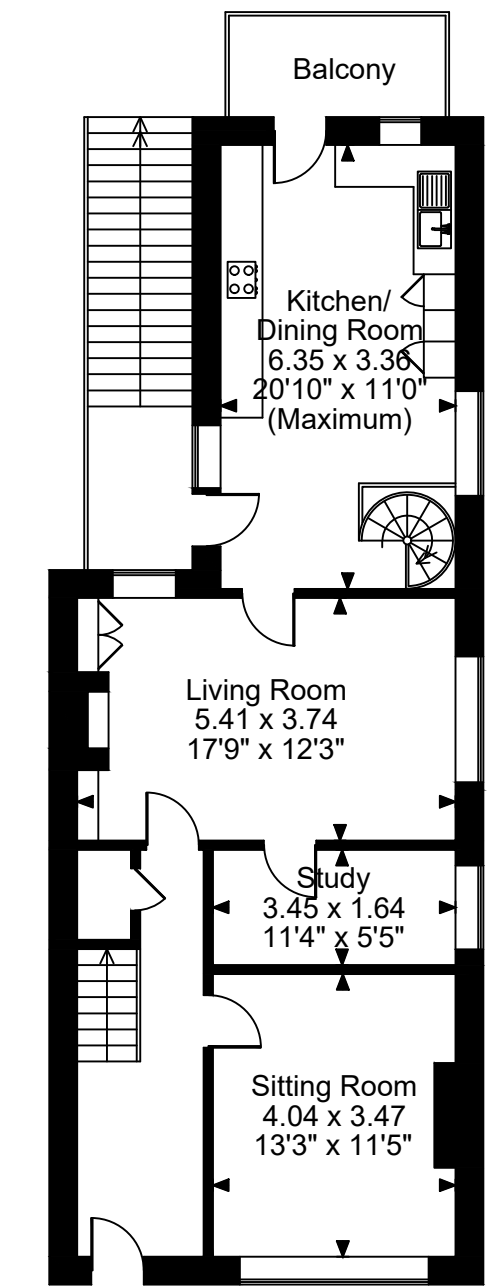
Strictly by appointment with the agents.



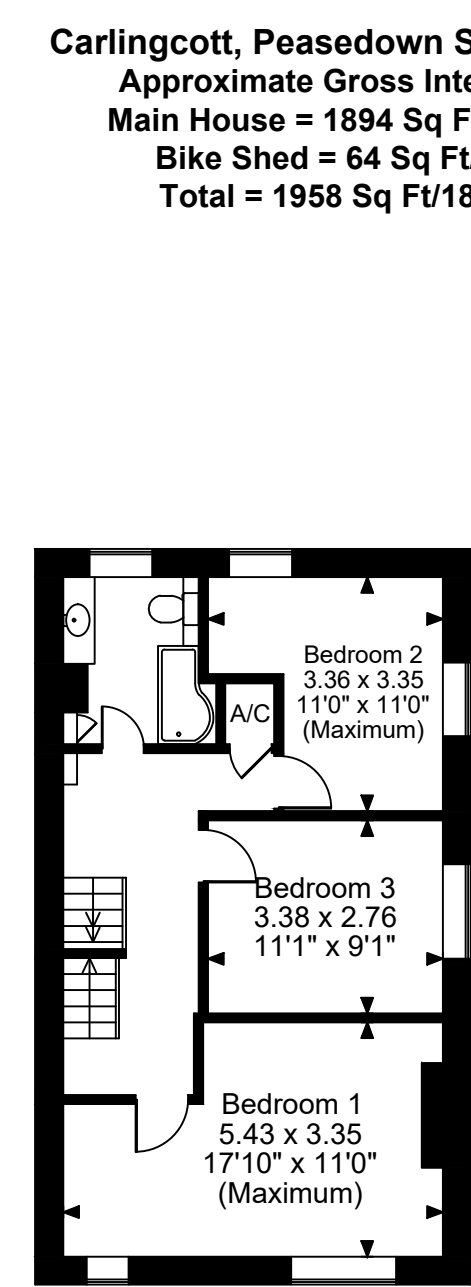




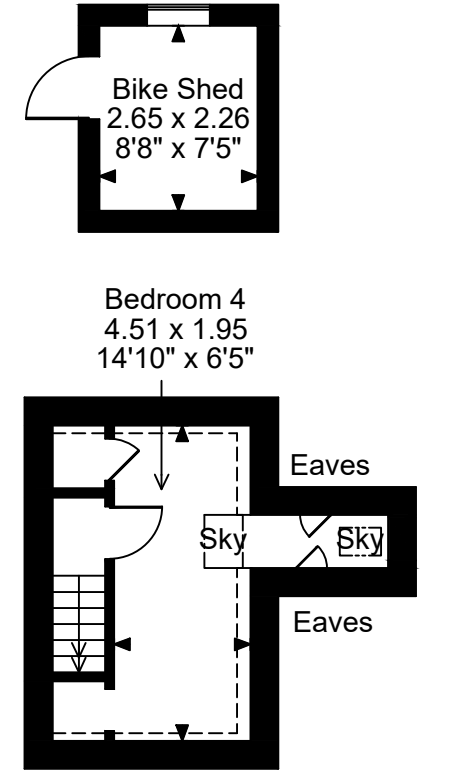
Lower Ground Floor



Ground Floor

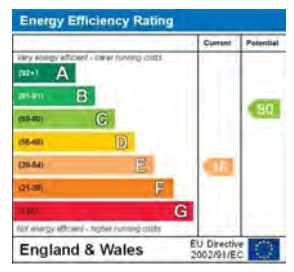
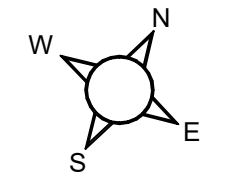


First Floor



Second Floor

**Carlingcott, Peasedown St. John, Bath**  
**Approximate Gross Internal Area**  
**Main House = 1894 Sq Ft/176 Sq M**  
**Bike Shed = 64 Sq Ft/6 Sq M**  
**Total = 1958 Sq Ft/182 Sq M**







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