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Stantonbury House Wells Road Corston Bath BA2 9HB



Offers in excess of £760,000

An attractive detached former Farmhouse offering accommodation of character beautifully fused with modern convenience set within large level grounds and affording fine rural views.

* Entrance hall * sitting room with wood burning stove * superb open plan kitchen/dining & family room * additional reception/formal dining room * utility * inner hallway * downstairs wc * 4 double bedrooms * en suite shower room * bathroom * abundant off road parking * timber cabin * detached double garage *



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Stantonbury House is an attractive detached stone built period Farmhouse with a most attractive symmetrical facade. It offers accommodation which at approximately 2000 sq ft is perhaps larger than the facade would suggest as the house has a double gable roof pattern and has been extended to the rear. The living space of this fine family home successfully fuses character features with modern convenience and whilst being spacious it preserves a cosy feel with accommodation arranged over two levels together with a wine cellar.

On the ground floor the property is approached through an oak floor entrance hall with a door to the cellar. The 24ft sitting room has a wood burning stove and the superb family kitchen/dining and family room which is appointed with a most attractive range of units also boasts a wood burner. There is a tiled inner hallway which provides the approach to an additional reception room suitable as a formal dining room if required together with a utility room and downstairs wc. To the first floor there are four double bedrooms one of which has an en suite shower room the others are served by a good size family bathroom with a classic period style suite.

On the outside, the property has the benefit of a dual vehicular access with abundant parking and a substantial modern detached double garage. Also within the garden is a useful timber cabin presently used as business premises but with potential for a variety of uses subject to any necessary planning consent. The grounds themselves are mature and of good size and lie mainly to the west of the property, enjoying a good degree of seclusion.

The property is situated on the edge of the village of Corston which is surrounded by land predominately owned by the Duchy of Cornwall. The village centre is just over a mile away via the A39 with a popular shop and post office, village hall and parish church. The village of Saltford which offers a wider range of shops and local amenities is just 2 miles away while the town of Keynsham, a 4 mile drive has a bustling high street and Waitrose food store. The city of Bath is under 6 miles away, Bristol is under 10 miles both offering renowned range of retail, educational, cultural and social facilities. Schooling in the local area is catered for by Saltford Primary School and Marksbury School with secondary education at Wellsway in Keynsham of excellent schooling in the private sector available in both Bath and Bristol. The situation of the property affords excellent transport links by road and for those needing to commute further afield Bristol Airport is 14 miles away and Bath Spa Station has the main line to London Paddington.

This is a most conveniently situated house set back from the A39 commanding beautiful views across open countryside with the country pub, The Wheatsheaf as one of its neighbours. The perfect position!

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Entrance door to

ENTRANCE HALL: Oak flooring, columned radiator. Oak staircase rising to first floor with pine handrail and spindles. Door to wine cellar.

WINE CELLAR: 3.90m x 3.60m (12' 9" x 11' 9") with a head height of 1.92m (6' 3") Power and light connected.

SITTING ROOM: 7.60m x 4.12m (24' 11" x 13' 6") Double glazed sliding sash window to front aspect and double glazed french doors to terrace. Bath stone surround to fireplace with wood burning stove and timber mantle. Second fireplace with adjacent bread oven. Two columned radiators.

SUPERB KITCHEN/DINING/FAMILY ROOM: 7.83m x 4.07m (25' 8" x 13' 4") (widening to 6.29m (20' 7"). Double glazed sash window to front aspect and double glazed windows to side. Stone tiled floor, columned and vertical radiators. Attractive Bath stone fireplace with timber mantle and wood burning stove. The kitchen area is furnished with an attractive traditional range of country style wall and floor units with black granite work surfaces and up-stands. Extensive range of wall and base units incorporating a wine rack, glazed display cupboards, space for American fridge/freezer. Inset stainless steel sink with pillar mixer tap. Cream Belling range cooker with canopied extractor hood. Granite topped central island for dining with storage beneath.

INNER HALLWAY: Double glazed window to rear aspect, double glazed door to outside. Double glazed velux style window. Tiled floor, radiator.

CLOAKROOM/WC: Double obscure glazed to rear aspect. White suite comprising low-level wc and wash hand basin, tiled floor, radiator.

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UTILITY ROOM: 2.90m x 2.46m (9' 6" x 8') uPVC double glazed window to rear aspect. Tiled floor, floor-mounted Worcester oil fired combination boiler. Fitted wall and base units with solid wood work surfaces and inset stainless steel sink unit with mixer tap. Plumbing for automatic washing machine.

FORMAL DINING/ADDITIONAL RECEPTION ROOM: 4.69m x 2.85m (15' 4" x 9' 4") Double glazed window to rear and double glazed french doors flanked by matching side windows leading to garden terrace. Tiled floor, radiator.

FIRST FLOOR

LANDING:

BEDROOM ONE 6.06m x 3.68m (19' 10" x 12') Double glazed sash windows to front aspect with lovely rural views across Duchy owned farmland towards Stantonbury Hill. Original fire surround, painted wooden floor, radiator and heated towel rail.

BEDROOM TWO 3.75m x 3.40m (12' 3" x 11' 1") Double glazed sash window with far reaching views. Original fireplace, radiator

BEDROOM THREE: 3.67m x 3.0m (12' x 9' 10") Double glazed sash window to side aspect with views towards Bath. Picture rail, radiator.

EN SUITE SHOWER ROOM: Double glazed window. White period style suite comprising semi low-level wc, wash hand basin with tiled splashback and fully tiled shower enclosure with thermostatic shower. Radiator.

BEDROOM FOUR: 4.13m x 3.69m (13' 6" x 12' 1") Double glazed sash window to front aspect with lovely views. Full width built in wardrobe to one wall (included in measurements). Radiator.

BATHROOM: 2.49m x 2.65m (8' 2" x 8' 8") Double glazed window to rear aspect. Radiator. Classic period-style suite in white comprising semi low-level wc, pedestal wash hand basin, slipper style freestanding roll top bath with claw feet and mixer tap incorporating shower attachment and large shower enclosure with thermostatic shower head. Heated towel rail, ceiling mounted downlighters.

OUTSIDE

To the **FRONT**, the house is set back from the A39 with a wrought iron pedestrian gate and central pathway. The garden is laid to lawn with flower and shrub borders and a Yew tree.

There are two vehicular access points from the Wells Road one immediately to the east of the house and the other to the west via an electrically operated remote controlled gate. The property has abundant parking and turning space together with a

DETACHED DOUBLE GARAGE: 5.70m x 5.70m (18' 8" x 18' 8") Power and light connected, double glazed window and electrically operated entrance door.

To the **REAR** of the house is a **TIMBER CABIN** 6.80m x 4.80m (22' 3" x 15' 8") (overall internal measurements). Presently fitted as a hairdressing salon with double glazed windows and doors including a cloakroom with wc and wash hand basin. The cabin has potential for other uses subject to any necessary planning consents.

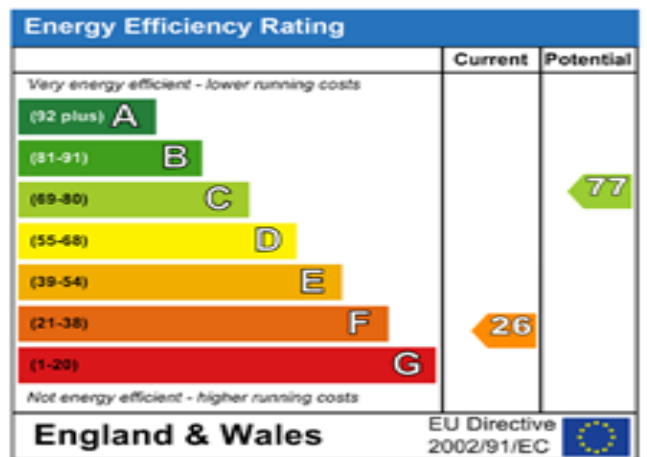
The formal gardens lie mainly to the west of the house and are level laid predominately to lawn with well stocked flower and shrub borders and afford a good degree of privacy with a beech hedge to front boundary and an Italian alder hedge to the side. Within the garden there is a fig tree, silver birch and sycamore, two garden sheds and an aluminium framed greenhouse.

Immediately adjacent to the property is an attractive west facing terrace with a timber arbour clad with evening scented jasmine to one side of which lies a sheltered bbq area with outdoor power. There is a raised paved terrace at the rear of the house with a well.

In total the plot is approximately 0.40 acres.

AGENTS COMMENTS: The property has mains water and electricity. Septic tank drainage. Oil fired central heating.

Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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