

whiteley helyar



*1,936 ft²
including annexe
& carport*



*3 bedrooms
including annexe*



*2 bathrooms
including annexe
+ cloakroom*



*carport &
extensive driveway
parking*

Guide Price £1,100,000

The Old Quarry, Longsplatt, Kingsdown, SN13 8DE

A versatile and beautifully presented barn conversion and detached converted stable on an attractive and level plot of over 4 Acres positioned in this delightful rural yet convenient location. This stylish property offers bright and versatile accommodation with both the house and annexe offering vaulted ceilings and exposed timbers as well as great potential to extend subject to the relevant consents.

ACCOMMODATION

entrance hall
28ft sitting dining room with three sets of double doors to the garden
kitchen and separate utility room
two double bedrooms
family bathroom and separate cloakroom

Detached converted stable

sitting/dining room
kitchen
shower room

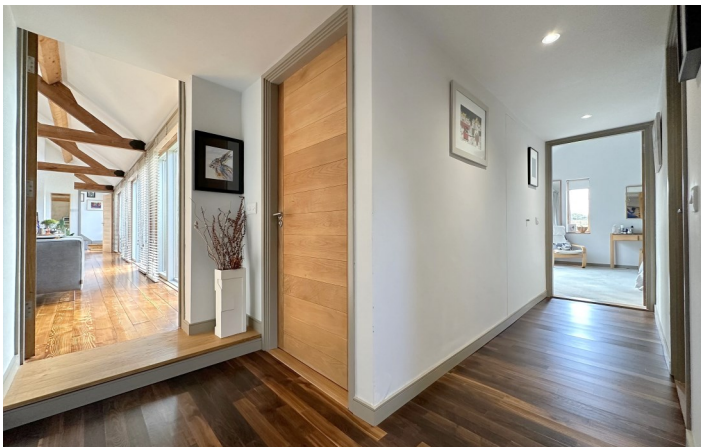
EXTERNALLY

The property is approached via a sweeping driveway leading through a lovely wooded coppice to spacious open parking area home to a detached double car port. The generous formal gardens are mainly laid to lawn with central feature rockery flower bed planted with an array of flower and shrubs and is home to the detached converted Stable. The paddocks are relatively level and extend to just over 2.5 acres, they are fenced with gated access from the driveway.

LOCATION

The hamlet of Longsplatt is most pleasantly situated on the Eastern outskirts of Bath, less than five miles from the city centre. Conveniently located between the villages of Bathford and Box, the property is very accessible and is within easy reach of the A4, A46 and the M4 (both junctions 17 and 18). Kingsdown Golf Club, The Swan Inn and Ashley Wood swimming pool are within easy reach, whilst the various amenities in Bathford (including the village shop, church, playing fields, pub and excellent primary school) and similarly Box village are also close by. The house is also served by a buses and there are some lovely walks through the adjacent fields or in Browns Folly Nature Reserve on your doorstep.

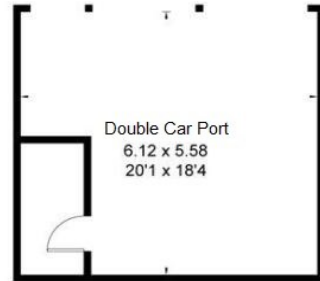
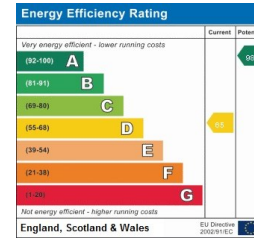




The Old Quarry, Longsplatt, Kingsdown, Corsham, Wiltshire, SN13 8DE

Gross Internal Area (approx) = 110.2 sq m / 1186 sq ft
 Garage = 34.2 sq m / 368 sq ft
 Annexe Floor = 35.5 sq m / 382 sq ft
 Total = 179.9 sq m / 1936 sq ft
 For identification only. Not to scale.
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Tenure: Freehold
Council Tax Band: 'E' £2,708.80



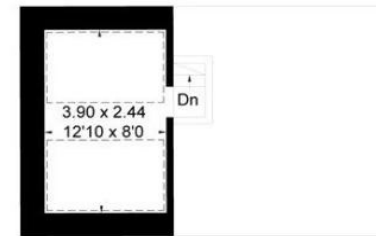
(Not Shown In Actual Location / Orientation)



Annexe Ground Floor

(Not Shown In Actual Location / Orientation)

Reduced headroom below 1.5m / 5'0"



Annexe First Floor

