



POTTERN HOUSE
Priston

Carter Jonas

POTTERN HOUSE, MARKSBURY LANE, PRISTON, BATH, SOMERSET, BA2 9EN

**REMODELLED FORMER FARM BUILDINGS CREATING AN EXCEPTIONAL
NEW DETACHED THREE BEDROOM HOUSE WITH A SEPARATE ONE
BEDROOM ANNEXE/OFFICE OR STUDIO IN LARGE GARDENS IN A RURAL
SETTING WITH STUNNING VIEWS.**

- Bath 6 miles (London Paddington from 76 minutes)
- Bristol 12 miles
- Bristol Airport 14 miles

Main house: Reception hall • Kitchen/breakfast room
• Living room • Dining room • Utility room • W.C •
Principal bedroom with en suite shower room • Two
further double bedrooms • Bathroom

Annexe: Reception hall • Open plan kitchen/living/
dining room • Double bedroom • Bathroom • Store
room • Utility room

Gated driveway with parking • Large fenced gardens

DESCRIPTION

Set in an idyllic rural setting, these former farm cottages and piggeries have been completely re-built to exacting standards, creating an excellent house and separate annexe/home office space. The meticulous works include state of the art electrical, heating and drainage systems, limestone flooring throughout the living ground floor living space, other than the carpeted living room. There are exposed local stone walls, whitewashed wooden ceilings, wood burning stoves and hard wood double glazed windows. Externally, local stone elevations sit under a clay tile pitched roof with wrought iron rain water gutters and downpipes.

The main house has accommodation on two floors, connected by a wrought iron staircase with hard wood treads, leading off the large open plan kitchen/breakfast room. The kitchen has sleek modern storage units and a central island all with fitted appliances.





A large dining room at one end has large floor to ceiling doors opening onto a decked terrace admiring the far reaching southerly views. At the far side of the house, again off the central kitchen is a further living room. A welcoming hall leads to a downstairs W.C. and a fully fitted utility room.

The first floor boasts a wonderful main bedroom with en suite shower room, this space again having the benefit of the incredible views. There are two further double bedrooms and a large family bathroom.

Across the driveway is a single self-contained annexe/ office or studio space. It has a large kitchen/living/dining room and double bedroom with a further shower room. Externally, at the end of the building is a large utility room and a garden store room. This space could have income potential if rented out or as a holiday home for weekend retreats.

From the lane a large double gateway leads between the two properties to a parking area beyond. There is a large garden on the far side of the main house fully enclosed by metal estate fencing with an orchard area at the far end.

SITUATION

The property sits in a heavenly quiet and rural setting, surrounded by farmland and well placed between the villages of Priston and Marksbury.

It is closest to the village of Priston which has a vibrant community with an excellent pub, 12th Century church and a village hall. The village hall is a hub of activity including a community café and a host of regular classes and gatherings. Village events throughout the year include the renowned Priston Music Festival, Boules tournaments and famous Safari suppers. There is a thriving village cricket club with clubhouse and its own host of social events.

The nearby village of Marksbury has similar amenities, adding a primary school and a well renowned car boot sale in the summer.

Bath is close by, providing first class shopping, a fantastic selection of superb bars and restaurants, entertainment, and attractions.



Approximate Area = 2240 sq ft / 208.1 sq m

Outbuilding = 239 sq ft / 22.2 sq m

Annexe = 519 sq ft / 48.2 sq m

Total = 2998 sq ft / 278.5 sq m

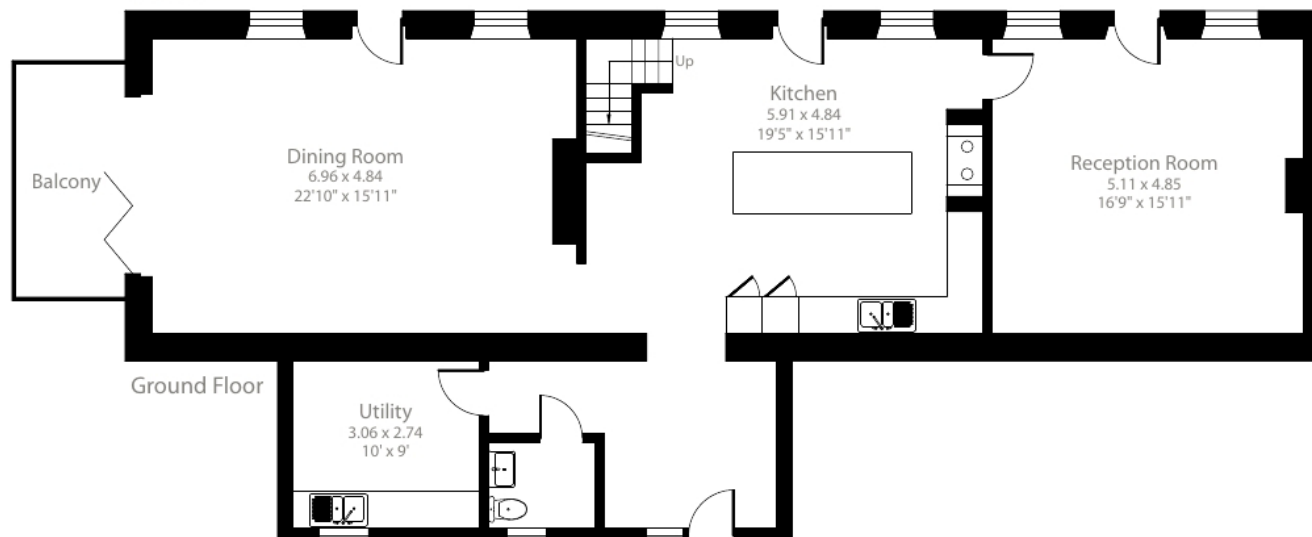
For identification only - Not to scale



Annexe / Outbuilding 1 / 2



First Floor



Ground Floor



Bath Spa provides high speed rail links to London Paddington with a journey time of approximately 76 minutes. Junctions 17 and 18 of the M4 are within an easy commute. The city and surrounding areas are renowned for the quality of its private and state schooling for boys and girls of all ages.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, and new sewage treatment plant drainage. Air source central heating.

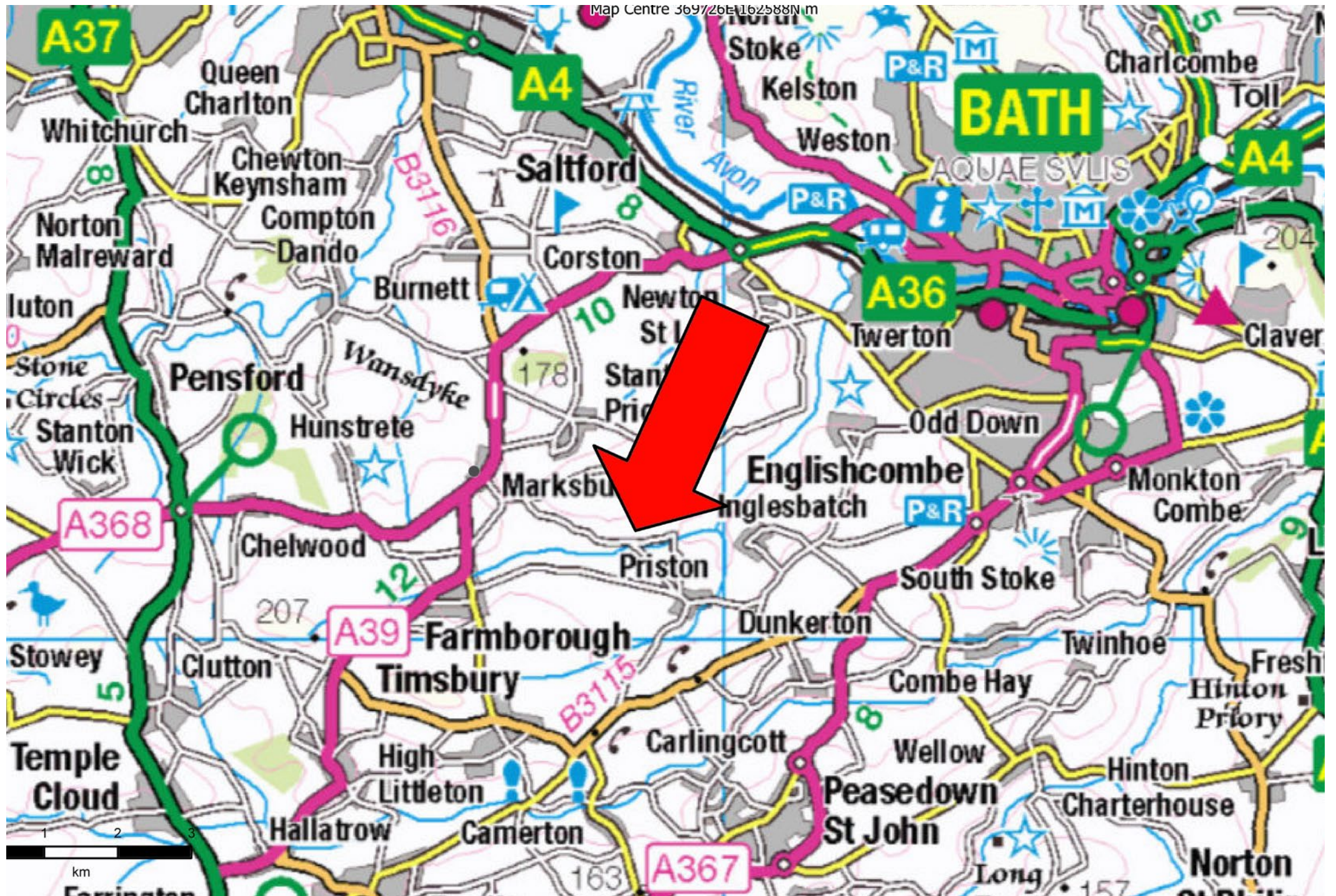
Local Authority: Bath and North East Somerset Council.

Council Tax: Main House - Band G. Annexe - Band A.

EPC: Band C

Viewings: Strictly by appointment with Carter Jonas.







Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.