

KIT JOHNSON

residential



Kelston, Bath

£1,050,000

Solid Stone 2/3 Bedroom Barn Conversion. Stunning Location.



Springfields
Kelston
Bath
BA1 9AG

PRICE: £1,050,000

Set in a peaceful location in one of the most sought after villages on the West side of Bath, a level Barn Conversion with beautiful proportions throughout, period features and scope to further extend (subject to consents). Set away from the main road, being part of three Barns converted in 2001, this is a wonderful opportunity for those seeking single storey accommodation in such a popular location. Central hall, dining room/bedroom 3, sitting room with French doors to side gardens, kitchen/breakfast room with integrated appliances, utility room, bathroom, two further double bedrooms, (en-suite to the principal bedroom). Shared large gravelled driveway, double carport private parking. Outside there are extensive level, established and very private gardens with a South Westerly aspect, lawns, patio and mature

shrubs. The village of Kelston is situated about 3 miles West of Bath City Centre and is conveniently located for access to Bristol (8 miles). There is a popular local Public House, small farm shop and a fourteenth century church, stunning local walks including to the top of Kelston Roundhill. Highly Recommended.

2/3 Bedroom Barn Conversion

Grade II Listed

Fitted Kitchen/Utility

Scope to Extend (STC)

Quiet Location With Views

Freehold

Gas Central Heating

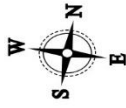
**Mains Gas, Electricity, Water
(Treatment Plant)**

1435 Sq Ft (133.3 Sq Mt)

Council Tax Band E £2312

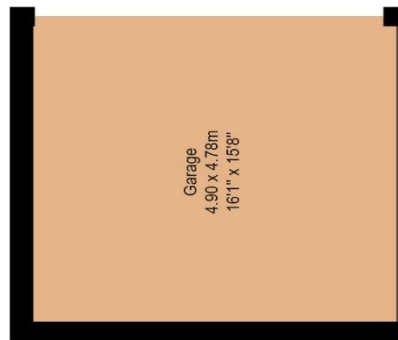


Springfields



Main House
Area: 133.3 m² ... 1435 ft²

Total Area: 133.3 m² ... 1435 ft² (excluding garage)
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk



Garage
Area: 0.0 m² ... 0 ft²

Kit Johnson Residential
26-33 High St
Weston
Bath
BA1 4BX
01225 444447
sales@kitjohnson.co.uk
www.kitjohnson.co.uk