

# Mead Cottage

Priston, Bath





# An attractive detached four bedroom family home, in arguably one of the best positions within the village.

Bath City Centre 5.5 miles, Bradford on Avon 11.5 miles, Frome 13 miles  
(All distances are approximate)



4



3



3

## Summary of accommodation

### The House

**Ground floor:** Entrance hall | Open plan kitchen/breakfast/dining room | Living room | Family room | Study  
Utility room | Shower room

**First floor:** Principal bedroom en suite bathroom | 3 double bedrooms | Bathroom

### Gardens, Grounds & Outbuildings

Terrace | Lawned gardens | Parking

In all approximately 0.59 acres



## Situation

Times and distances are approximate.

Mead Cottage is set at the end of a quiet no through road, in the pretty village of Priston.



The village has a great sense of community, with an excellent pub, The Ring O' Bells, St. Luke & St. Andrew's 12th Century church and, the hall (formally the school) has lots going on including 'Saturday café run by a group of volunteers as well as classes like yoga and circuits. Several events are held during the year including a Music Festival and there is a thriving local cricket team with its own splendid pitch. In nearby Timsbury there is a convenience store for essential items.



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



Bath Spa provides high speed rail links to London Paddington with a journey time of approximately 80 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.





## The House

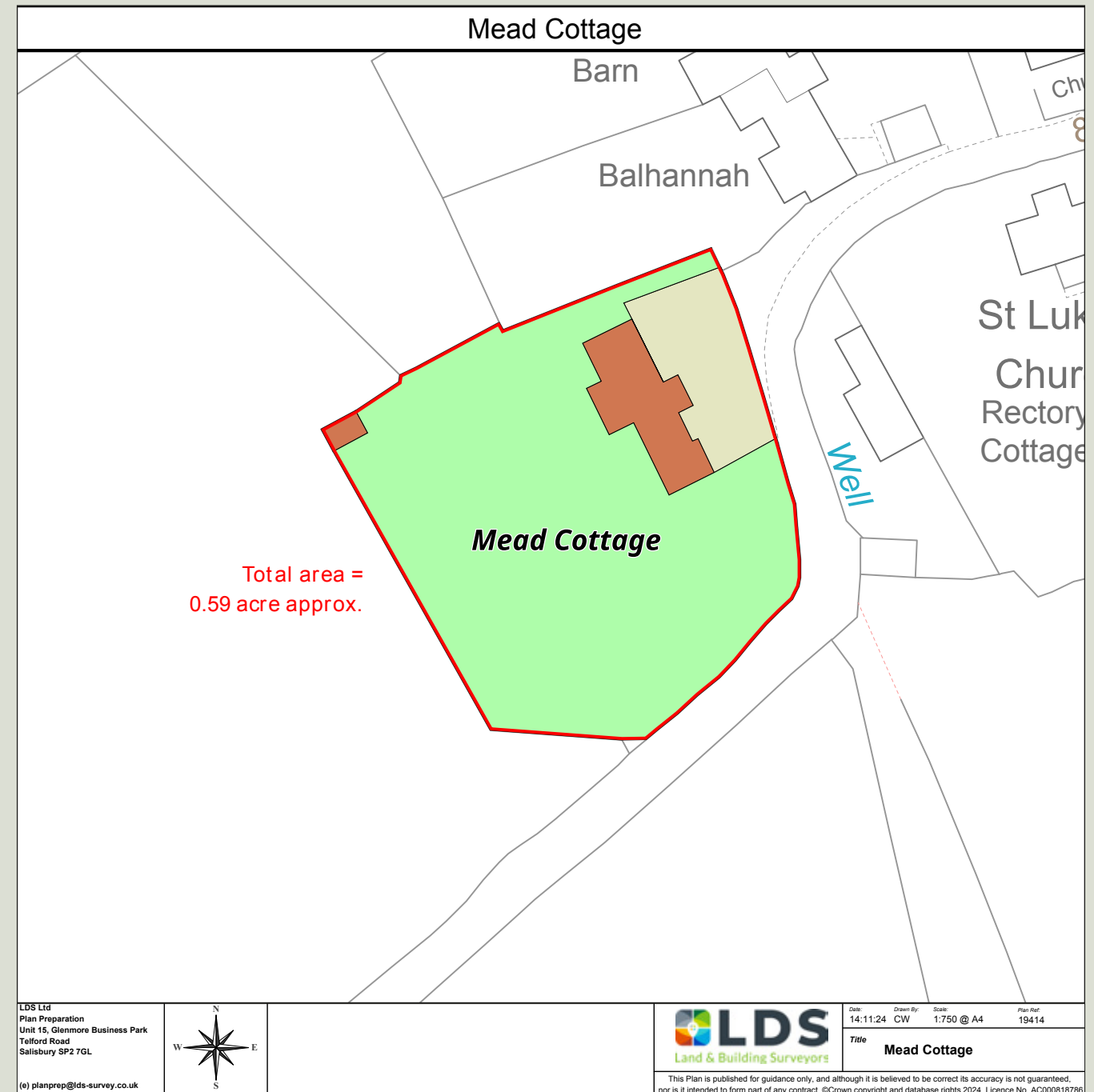
Mead Cottage dates back to circa 1950, with later extensions in the 1980's and most recently in 2020 when it was also completely renovated by the current owners.

The property now offers excellent modern family living space, arranged over two floors, which is well presented throughout.

From the inviting entrance hall, you are spoilt for choice with a selection of fabulous reception rooms. These comprise living room and family room, both of which are dual aspect with wood burners; and at the heart of the house is the spacious open plan kitchen/breakfast room leading through to the dining room with bi-fold doors opening onto the terrace and gardens. The kitchen features contemporary grey units, marble worktops, integrated appliances and a Falcon range. Also on the ground floor is the utility room, a study, and a shower room.

On the first floor is the dual aspect principal bedroom with en suite bathroom, three further good sized double bedrooms and the family bathroom.





## Outside

The property is approached through a sliding electric gate onto a private gravel driveway, where there is plentiful parking for a number of vehicles.

There is a large lawned garden to the rear of the house, which features a kitchen garden and an entertaining terrace where you can enjoy the fabulous rural outlook.

There is also a good lawned garden to one side of the house.

## Property Information

**Tenure:** We are advised that the properties are Freehold.

**Directions (BA2 9EF):** Leave Bath on the A367 Wells Road. After the roundabout on the edge of Bath, by the Park and Ride, keep following the A367. About half a mile after this roundabout take the first right signposted Priston. Go immediately right again and continue along this lane, through the hamlet of Nailwell. The road forks soon after Nailwell. Take the right hand fork and continue down the hill into the village. Turn left before the Ring O' Bells pub. Proceed along the lane keeping the Church on your left and Mead Cottage will be found straight in front of you as the road bends sharply to the left.

**What Three Words:** ///united.mural.pipe

**Services:** Mains water, electricity, and drainage. LPG fired central heating. Truespeed broadband.

**Local Authority:** Bath & North East Somerset Council – bathnes.gov.uk

**Council Tax:** Band E

**EPC:** E

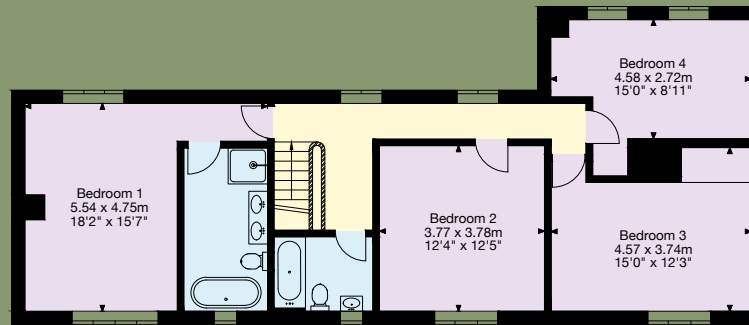
**Guide Price:** £1,500,000



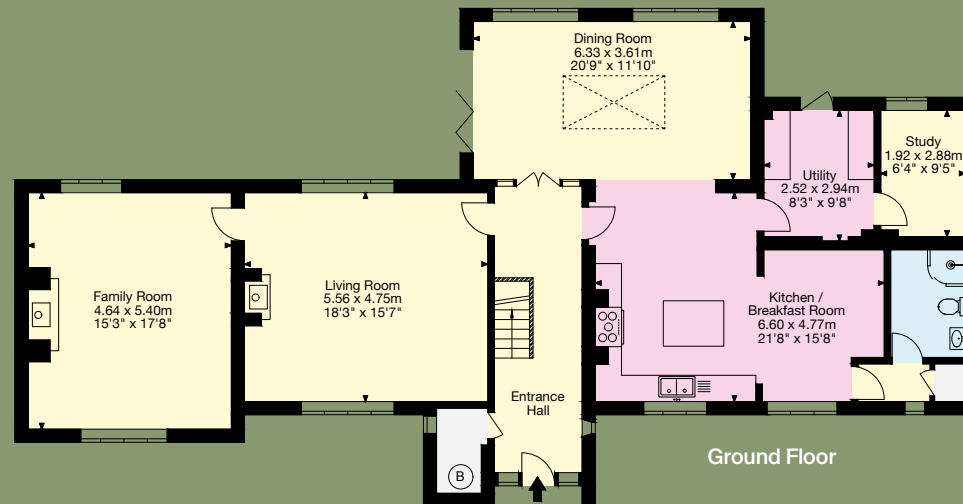
## Approximate Gross Internal Floor Area

Total Area = 232 sq.m / 2,497 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Ground Floor

### Knight Frank

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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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