



**THE FIRS**







# THE FIRS

CHURCH ROAD, BATH BA2 8AA

A place to work and live. A sanctuary, a period house with far reaching views and circa 2 acres of grounds.

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Entrance hall | Sitting room | Study | Kitchen / dining room | Boot room | Utility room  
Master bedroom with ensuite shower room | 3 further bedrooms one with ensuite and a family bathroom.

Flexible Annexe with separate entrance. Includes two rooms plus cloakroom

Grounds of approximately 2 acres including a paddock, orchard, wild garden, large terrace.  
Parking for 4 or 5 cars.

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## Bath office

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**Winkworth**

See things differently.



## DESCRIPTION

The Firs is situated in a superb position with stunning views over surrounding countryside. On the southern slopes of a semi rural setting only 15 minutes from central Bath.

The property is situated at the end of a long green drive and once at the property it is completely private not being overlooked by anyone. There is plenty of parking, easily 4/5 cars.

The Firs has been sympathetically improved by the current owner.

There is an impressive entrance hall, with original stone fire places at either end of the room a pretty beamed ceiling and exposed stone walls.

There are two well proportioned reception rooms currently used as a sitting room with wood burning stove, and study with original fireplace.

The Kitchen is the heart of the house. It is a large, light room with numerous floor to ceiling windows, all making the most of the stunning country views. There is plenty of space for a dining table and sofas and double doors give direct access out to the sun terrace and gardens.

The recently installed kitchen comprises stunning, stylish white cupboards and floor to ceiling wall units, Neff and Bosch appliances, solid oak worktops and a breakfast bar with pendant lighting.

There is a lovely boot room with plenty of space for the family's coats and boots. Adjacent, a recently remodelled utility room with washing machine, dryer and lots of storage.







The staircase leading up to the bedrooms has an exposed stone wall and newly installed skylights keeping the property's bright and light feel. The master bedroom has a dual aspect and gets the morning sun. There is an ensuite shower room. There are 3 further double bedrooms one with ensuite and a family bathroom.

The property offers flexible accommodation. The annexe is currently used as consulting rooms with cloakroom but could also be used as a self contained apartment. The annexe has its own entrance from Church Road so could be rented out without interrupting the privacy of the main house. Alternatively, it could be used as a guest suite.

The Firs is situated approximately 6 miles south of Bath giving easy access by car in 15mins and with a regular bus service every 20 minutes.

#### OUTSIDE

The Firs offers extensive gardens and sun terrace including a south facing orchard with eating and cider apples, perry pears, plums and greengages; a paddock with a separate gated vehicular access; a wild garden with walnut tree and cherry blossom; and cottage gardens closer to the house with borders filled with perennial shrubs and flowers and climbers including roses, wisteria and a grapevine.

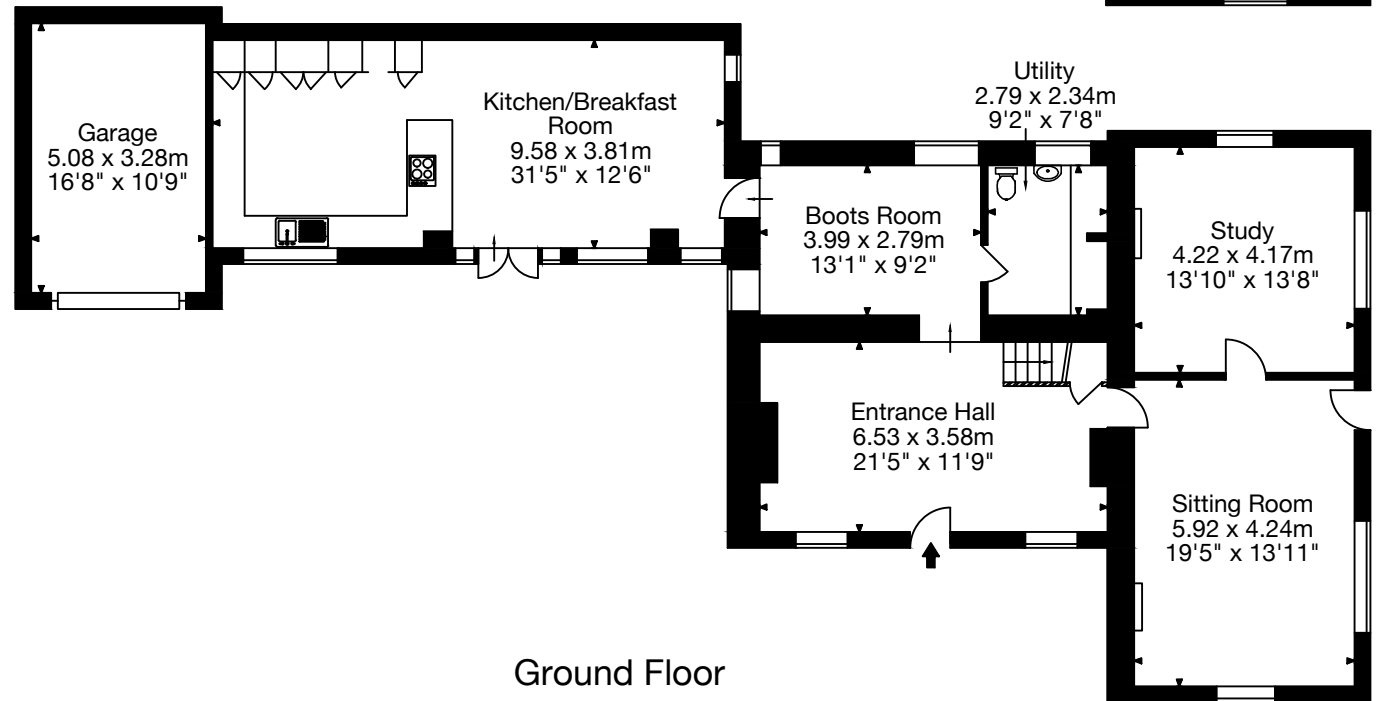
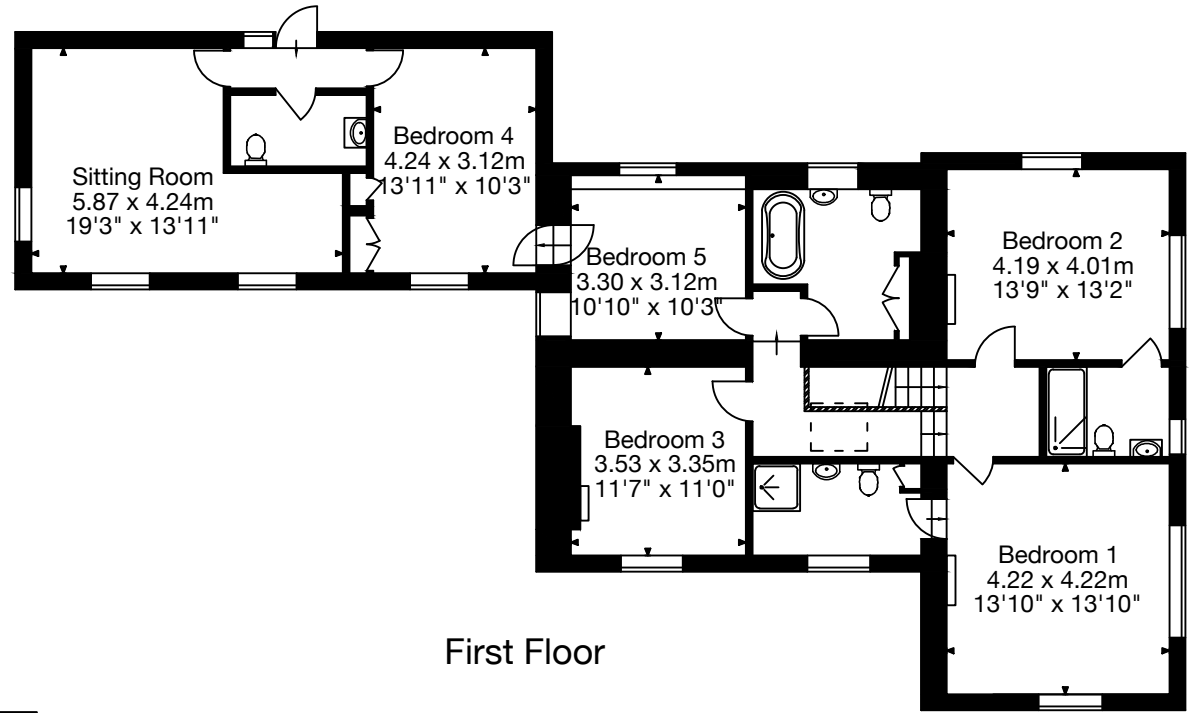
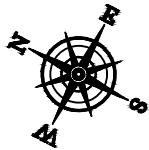
#### LOCATION

Semi-rural location, on the peaceful, southern slopes between the rural fringes of Peasedown St John and the hamlet of New Buildings.



The Firs, Church Road,  
Peasedown St John,  
Bath BA2 8AA

Main House - (Including Garage)  
3052 Sq Ft - 284 Sq M







#### DIRECTIONS

Via a private lane off Church Road in Peasedown St John, 6 miles south of Bath.

#### FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

#### LOCAL AUTHORITY

Bath & Northeast Somerset

#### COUNCIL TAX

Council tax band G.

#### VIEWING

Strictly by appointment with the agents.







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