

CORSTON HOUSE

CORSTON • BATH





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A newly refurbished and immaculately presented country house lying in a peaceful and secluded location, close to the heart of Bath

Bath 4 miles • Bristol 9 miles • Bristol Airport 14 miles
(All distances are approximate)

Ground Floor

Reception hall • Drawing room • Sitting room • Dining room
Kitchen/breakfast room • Utility room • 2 cloakrooms

First Floor

Master bedroom suite • 4 further en suite bedrooms • Cinema room with balcony

Corston House Cottage

Living room • Kitchen/breakfast room
Master bedroom en suite • 2 further bedrooms • Bathroom

Outbuildings

Secure 12 berth garage • Barn with stables • Spacious studio • Store room

Grounds

Formal gardens • Paddocks

In all about 14.66 acres (5.93 hectares)



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*These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.*



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Situation and Amenities



Corston is a charming countryside village on the western outskirts of Bath, with local amenities to include a shop and Post Office. The City of Bath which is close at hand with its world-famous Roman Baths and Georgian architecture is a UNESCO World Heritage Site and provides first class shopping, educational and leisure facilities. Bath is a cultural hub in the region and boasts a number of renowned venues including the Theatre Royal, the notable Holburne Museum, the Victoria Art Gallery (recently refurbished and expanded), and the Assembly Rooms amongst many others.



The property is well placed for commuting to Bristol and the M4 by car. High speed rail links are available from Bath Spa to London Paddington at a journey time from 90 minutes. Bristol Airport is also easily accessed.



The area is renowned for the quality of its private schooling facilities. Boys, girls and mixed private schools are found at Prior Park College, Stonar, Monkton Combe, The Royal High School for Girls, Kingswood and King Edward's School in Bath. Further afield but within easy reach are Badminton, Downside, Marlborough, Millfield and St Mary's in Calne. Bath University is now ranked in the top ten in the country by the Sunday Times.



There is a huge range of sporting opportunities nearby including polo at The Beaufort Club and Cirencester Park, national and international rugby at Bath, Bristol and Gloucester, county cricket, horse racing at Bath, Salisbury, Wincanton and Chepstow, fishing and canoeing on the River Avon, the River Kennet and the Avon Canal.





Corston House

The current owners have extensively refurbished the property using the finest quality materials and skilled workmanship to create an extremely special family home that offers superb accommodation, which is now on the market for only the second time in over eighty years. The grounds have been landscaped to ensure marvellous views from all aspects and allowing harmonious living with nature. The property is private and secluded but only a short drive from Bath.

There is under floor heating throughout backed by energy efficient solar panels and the flooring is oak by Broadleaf. The property benefits from cat 5 cabling, enabling high speed internet anywhere in the property. On the ground floor the grand entrance hall is flooded with natural light from the lantern light on the main roof. The triple aspect drawing room has an open fireplace and the dining room has original restored cabinets and French

doors leading to the gardens. The kitchen features hand made painted units in wood, a generous central island with a beautiful granite top sourced from South America, AGA with gas module and Bath Stone mantle over with black glass by Opticolour, a Chesney wood-burning stove and double American fridge. There is a utility room, two cloakrooms and the boiler room on this level.



An original staircase leads from the grand entrance hall to the first floor where a spacious galleried landing leads to five delightful bedroom suites. The master bedroom suite has fantastic views across the Avon Valley towards Bath and features a walk in dressing area created in beautiful hand crafted Walnut, in addition to separate storage areas. The main bathroom features "his and hers" sinks and a bath resting on railway sleepers.

The two "Africa" suites to the rear of the property have been finished in delightful tile combinations and both have lovely views over the rear gardens. Two further themed suites are found to the front of the property. All of the bathrooms were designed and fitted by Porcelanosa.

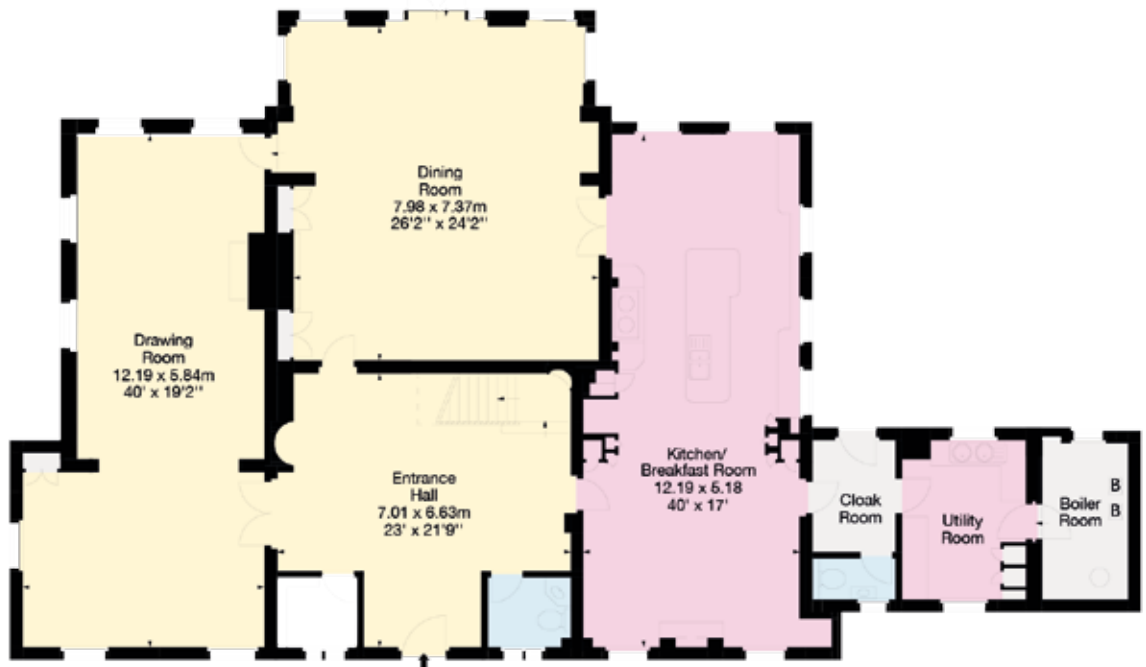
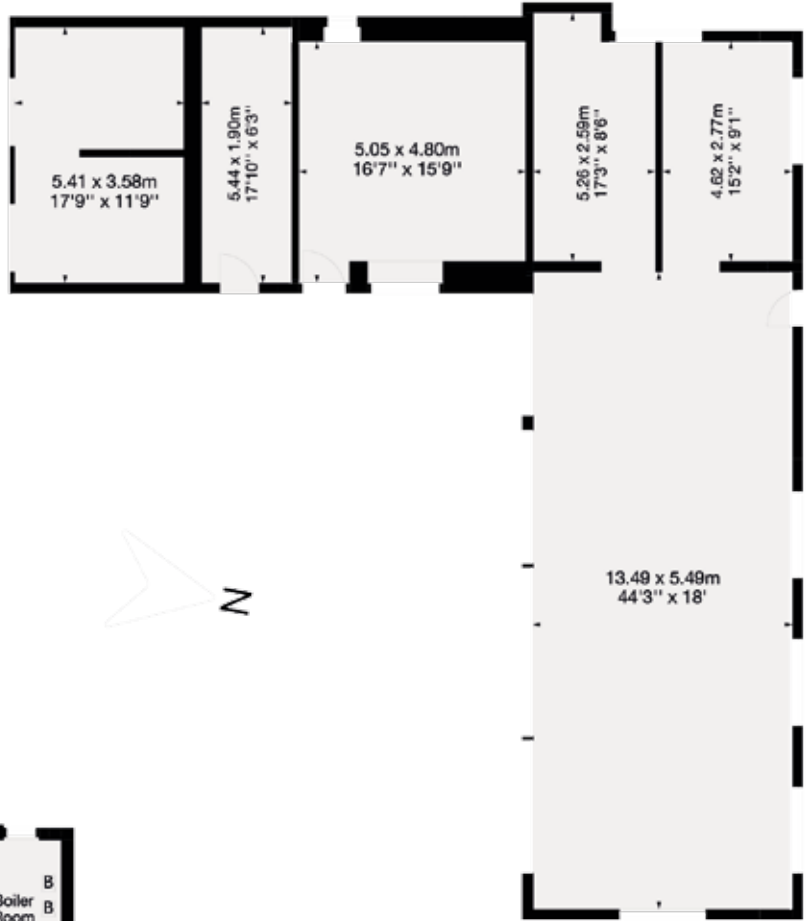
There is also a cinema room with far reaching westerly views and a summer terrace on this level.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

Approximate Gross Internal Floor Area

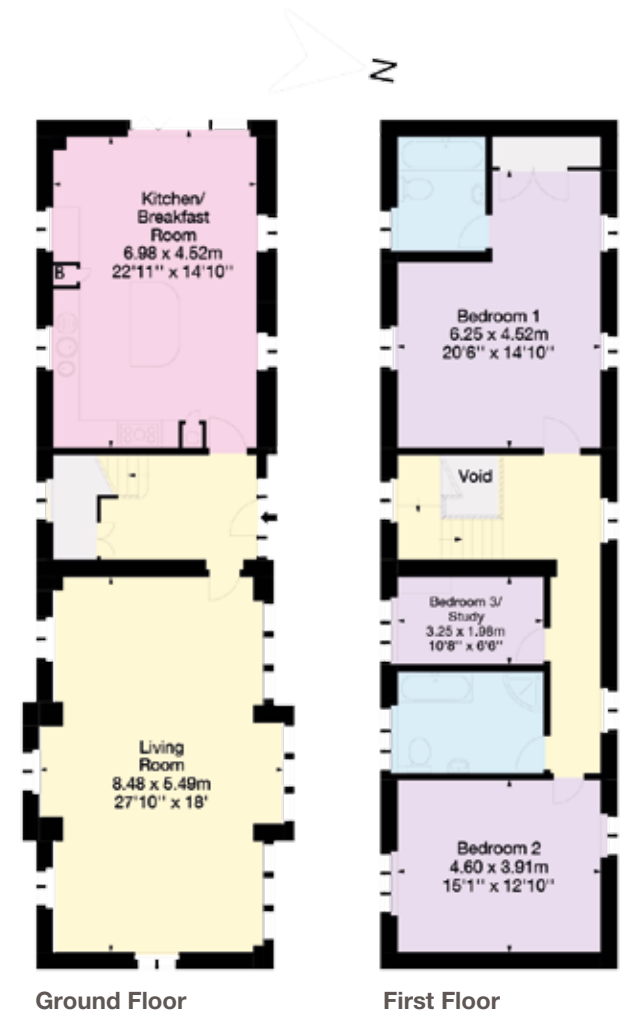
Main House: 499 sq.m (5,370 sq.ft)
 Barn: 209 sq.m (2,258 sq.ft)
 Including covered storage



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Approximate Gross Internal Floor Area

Corston House Cottage:
 171 sq.m (1,837 sq.ft)
 Studio: 70 sq.m (763 sq.ft)
 Garage: 263 sq.m (2,830 sq.ft)
 Including covered storage



Corston House Cottage

The cottage is a substantial property in its own right. On the ground floor from the entrance hall is the wonderful open plan kitchen/breakfast room and living room. On the first floor is the master bedroom with en suite bathroom, two further bedrooms and a bathroom.

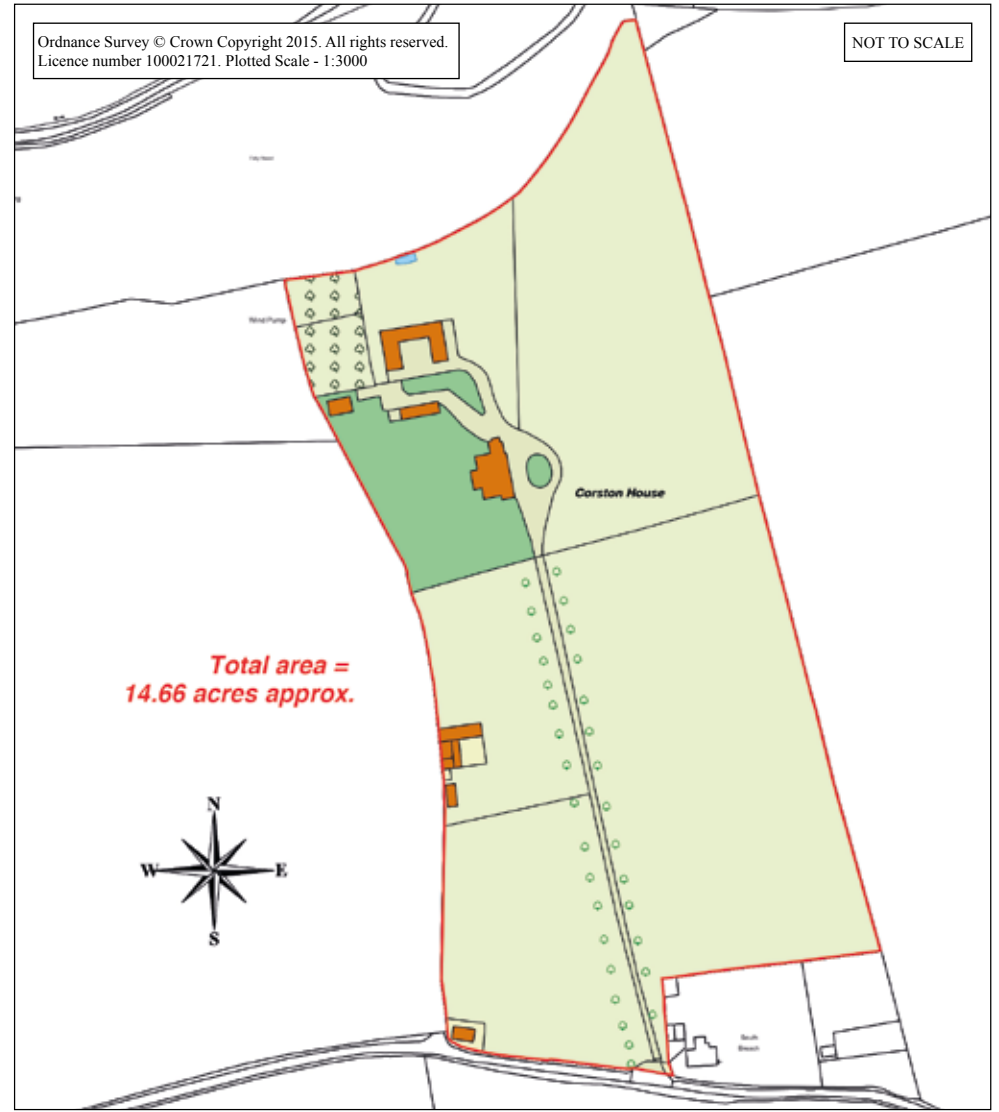
Corston House Cottage



Gardens and Grounds

With land extending to over 14 acres, the house is approached along an impressive quarter mile tree lined drive situated between three flat paddocks. As you proceed through the double electric gates the main house is to your left with a large turning circle in front. A large parkland style lawn sweeps away in front of you with more formal gardens to the rear between the main house and Corston House Cottage. Beyond the cottage is a fruit cage and orchard, with well-established fruit trees.





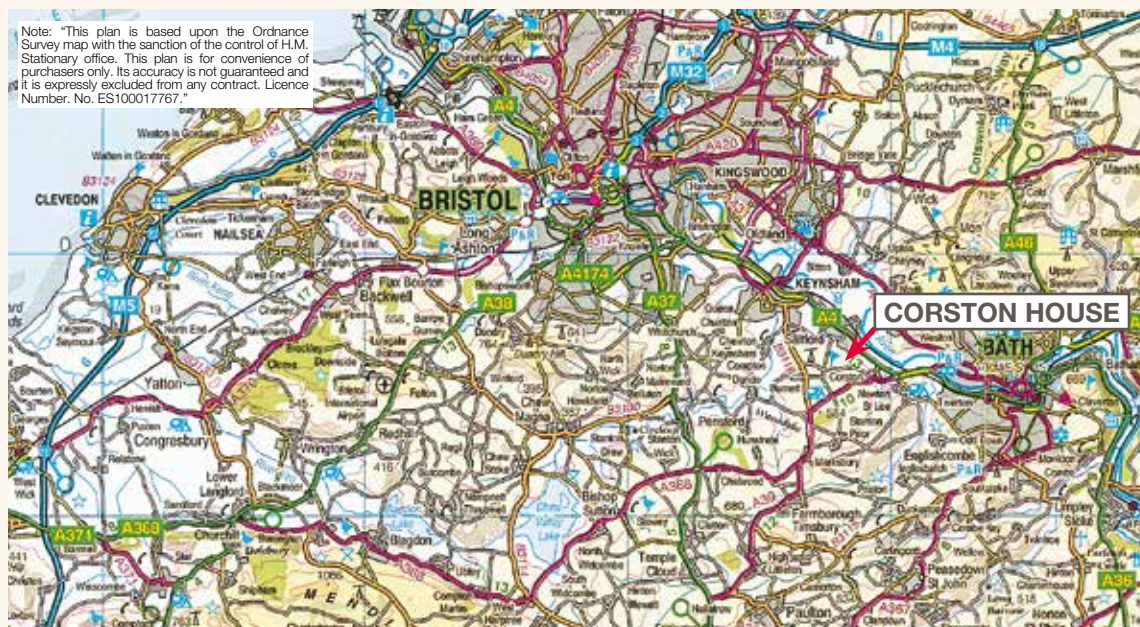
Outbuildings

Corston House benefits from an impressive and highly secure new garage block, which was constructed by The Stable Company and houses twelve cars. There are two store rooms or workshops that can be accessed

independently of the garages and make a useful store for garden equipment. The garages could easily be adapted to provide a top class stable block. To the south of the house, further barns in one of the

paddocks could be used for stabling or a variety of other uses. There is also a separate studio or store for garden furniture which is located next to Corston House Cottage.

Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES100017767."



Postcode

BA2 9EY

Directions

From Bath head west on the A4 Upper Bristol Road, passing through Newbridge and continue onto the A4 Bristol Road. At the Globe roundabout take the second exit on to the A39 sign posted Corston. Pass Bath Spa University and after approximately half a mile turn right onto Ashton Hill. Continue on this road for just under one mile and you will find the entrance to Corston House on your right.

Services

Mains water supply and electricity. Private drainage. Calor gas and Solar Photovoltaic (PV)

Panel System fired central heating.

Method of Sale

The freehold of Corston House is available for sale by private treaty with vacant possession on completion.

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 & North East Somerset Council - bathnes.gov.uk

Council Tax

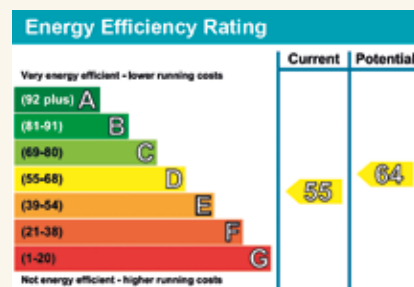
Corston House Band H

Corston House Cottage Band C

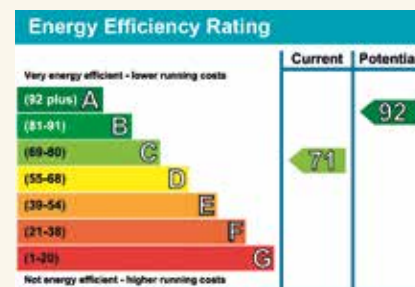
Viewings

Strictly by prior appointment with the agents.

Corston House



Corston House Cottage



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