



BATH AND RURAL
— ESTATE AGENTS —

Curraheen
51 Shoscombe | Bath | Somerset | BA2 8LS

Curraheen

Curraheen House dates back to 1900 and began life as a simple, traditional country home.

- Detached house
- Five bedrooms
- Three reception rooms
- Garden
- Double garage and parking

Curraheen House dates back to 1900 and began life as a simple, traditional country home; however, over the years it has been sensitively extended, retaining its original character while evolving into a generous and practical five-bedroom family home. 'The classic layout of two windows upstairs, two below and a central front door really charmed us,' say the owners. 'The quiet rural village of Shoscombe offered a peaceful setting with excellent access to Bath, Bristol and beautiful countryside walking routes.' They add, 'It's been a lovely home in which to bring up our family.'

After discovering historic documents detailing early ownership, they understand the house was built by the grandfather of a neighbour who has lived in Shoscombe all his life. 'This really adds to the property's sense of continuity within the community.' Arranged over two floors with traditional living spaces on the ground floor and bedrooms above, the home has been enhanced with thoughtful, functional updates.

A rear extension created a spacious kitchen-dining room and a garden-facing lounge, replacing the original garage. 'The roof was renewed ten years ago, and a summer house was added to create an additional space to enjoy the garden.' Driveway and parking improvements provide excellent capacity, and a new double garage with power and an electric car charger has been built.









The gardens offer several peaceful seating areas, including a favourite evening spot on the summer-house decking. The property is not overlooked and enjoys a strong sense of privacy, making outdoor living a joy. 'With two sets of patio doors opening onto the garden and generous parking, the house lends itself well to hosting gatherings and family celebrations.'

The village provides a warm community with a pub, a hall hosting regular events, a primary school and access to local shops. 'Its proximity to Bath provides easy links to secondary schools, Bath University and the wider cultural life of the city, while the surrounding countryside offers wonderful walks, and a scenic cycle route through the two tunnels to Bath is a local favourite.'

'Our favourite room is the kitchen-dining room with its wood burner and range – a great space for family and friends.'

'We love sitting in the garden listening to the birds. A huge advantage is not being overlooked at all.'

'Our neighbours have been wonderful – supportive, generous and genuinely interested in our family.'

ADDITIONAL INFORMATION

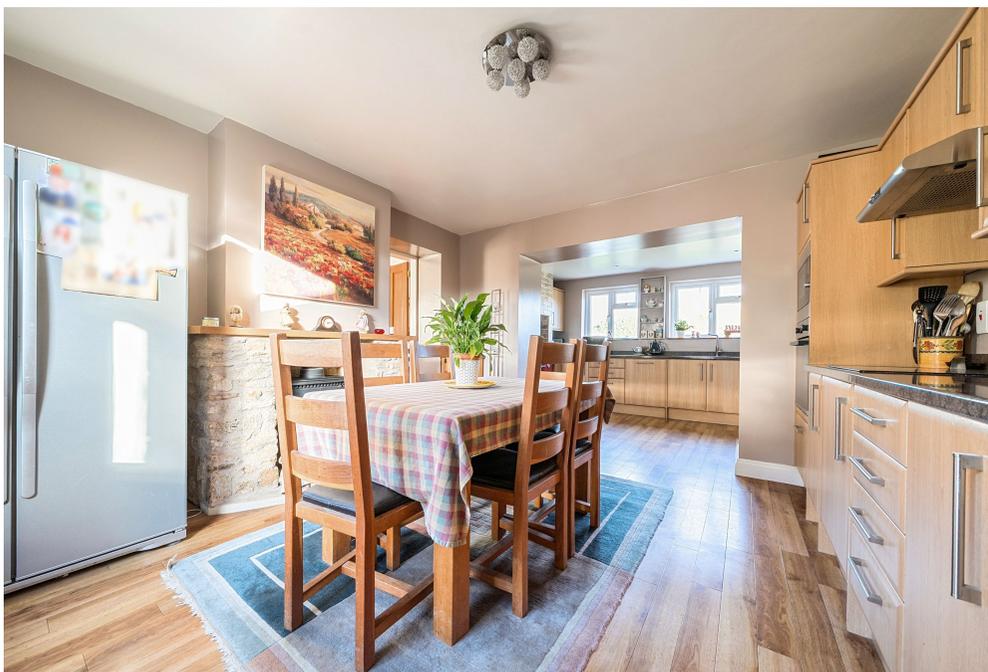
TENURE: Freehold

SERVICES; Mains Electricity, water and sewerage. Heating oil

COUNCIL TAX BAND: E

LOCAL AUTHORITY; Banes

EPC: D



These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



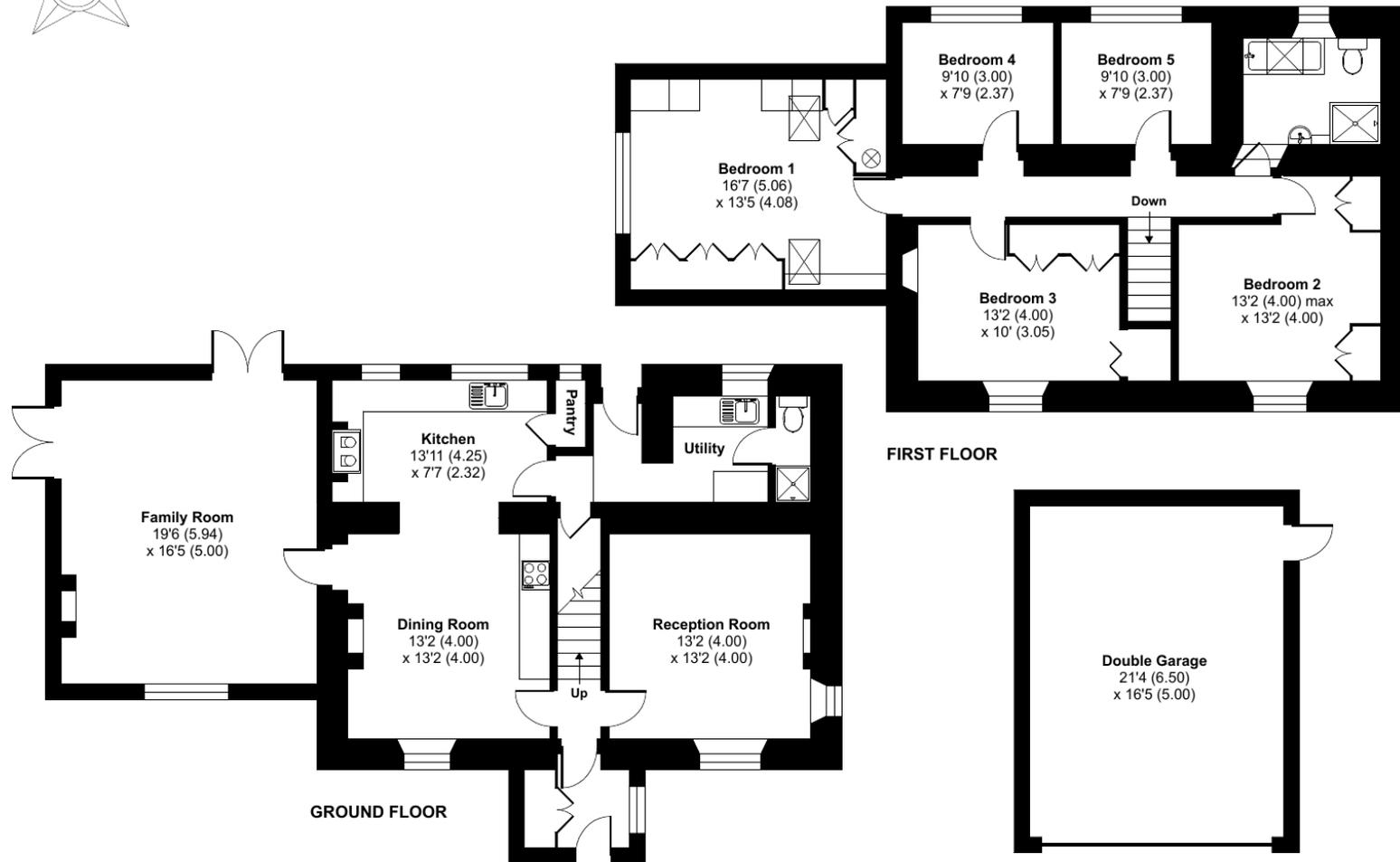
Shoscombe, Bath, Somerset, BA2

Approximate Area = 2026 sq ft / 188.2 sq m

Double Garage = 352 sq ft / 32.7 sq m

Total = 2378 sq ft / 220.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country Homes of Bath Ltd.. REF: 1382147

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AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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