



ATLANTICA HOUSE
Tunley, Bath

Carter Jonas

ATLANTICA HOUSE, TUNLEY, BATH, SOMERSET, BA2 0DQ

DESCRIPTION

Set in the desirable village of Tunley, this detached four bedroom family home sits surrounded by the most outstanding and beloved gardens, with panoramic views beyond. The house itself offers adaptable living accommodation with great potential to extend subject to the usual planning permission. There is a large driveway for several cars, along with a substantial garage workshop that could offer self contained annexe style ancillary accommodation subject to planning permission.

Upon entering the property you are met with an entrance hallway with wooden stairs rising to the first floor. There is a large sitting room with feature fireplace to the back with french doors opening onto the garden and a dining room off to the left hand side. There is a cosy lounge to the front of the house and a downstairs WC with shower on the other side of the hallway. The kitchen is joined to the dining room via a hatch and is fitted with full appliances and leads to a useful utility room. At the end of the kitchen is a sunroom leading out to the garden again.

On the first floor there are four bedrooms and a family bathroom, with additional storage space. Oil Central heating and double glazing.

Externally the property has an truly beautiful rear garden with private patio areas, pond, extensive vegetable plot, and orchard, intermixed with wild meadow areas and quiet spots for contemplation where superb far reaching countryside views can be enjoyed!

A SPACIOUS FAMILY HOME SET IN A PEACEFUL VILLAGE SETTING WITH OUTSTANDING GARDEN AND POTENTIAL TO IMPROVE OR EXTEND SUBJECT TO PLANNING PERMISSION. CHAIN FREE.







LOCATION

The village of Tunley is a peaceful and desirable spot set on the southern outskirts of the City of Bath which can easily be reached within a 15 minute drive. The village itself has always proven popular and has a fantastic village pub/restaurant and easy access to public footpaths and countryside walks. The neighbouring villages offer a wider range of amenities and can be accessed in a matter of minutes' drive.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains water, electricity and drainage.

Council Tax: Band G

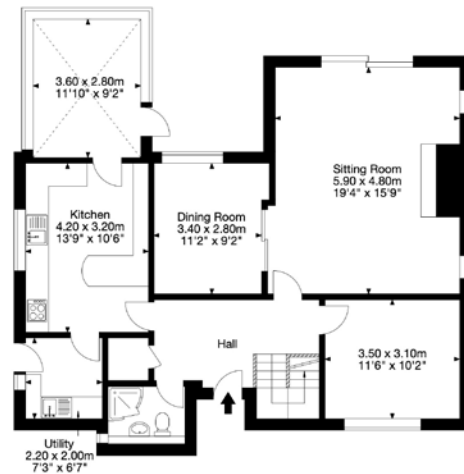
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Viewings: Strictly by appointment with Carter Jonas.

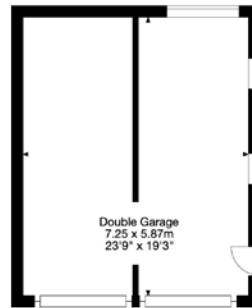




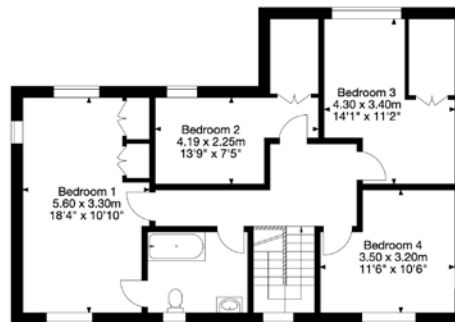
Atlantica House, Tunley, Bath, BA2 0DQ
 Gross Internal Area (Approx.)
 Main House = 171 sq m / 1,840 sq ft
 Garage = 42 sq m / 452 sq ft
 Total Area = 213 sq m / 2,292 sq ft



Ground Floor



Garage



First Floor



Capture Property Marketing (2025) draws to RICS guidelines.
 All measurements are approximate and should not be relied on as a statement of fact.
 Plan is for illustrative purposes only. Not drawn to scale.

Capture.



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