



The Old School, Englishcombe, Bath, BA2 9DT  
Development Opportunity – Guide Price £295,000

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## Development opportunity set in 0.52 acres (0.23 hectares)

### Guide Price £295,000

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#### Description

A former primary school and community building offering approximately 2,022 sq ft of accommodation, plus outbuildings, nestled in an elevated plot in the picturesque village of Englishcombe, just outside the City of Bath.

The property benefits from a stone walled entrance, with spacious parking area, a side courtyard with outbuilding, front lawn and extensive side lawned area.

Internally the ground floor extends to approximately 1,442 sq ft, comprising of two separate reception lobbies with external doors, a main feature hall with log burner, two reception rooms, a kitchen and a pantry and connecting hallways.

The first floor extends to approximately 580 sq ft and comprises of a spacious principal bedroom, a second bedroom overlooking the village, and a family bathroom.

The courtyard to the north benefits from a useful outbuilding, currently arranged as a WC and store, offering further potential for a variety of uses.

The whole property is set within approximately 0.52 acres of grounds, including a generous parking area and attractive gardens, providing a peaceful and private outdoor setting.

Subject to obtaining the necessary planning consents, there is considerable scope for potential alternative uses.

#### Rateable Value

Not rated.

#### Location

Situated in the sought-after village of Englishcombe, the location offers an attractive balance of countryside surroundings, with convenient access to the city's extensive range of amenities, shops, schools, and transport connections.

**What3Words Location:** ///faded.demand.flap

#### Planning

The entire property sits within the defined infill residential development boundary of B&NES Council Policy "GB2 – Development in Green Belt villages".

The property is not listed, but the existing building and parking area is within the conservation area.

Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses with the local planning authority.

#### VAT

We understand the property is not elected for VAT.

#### Energy Performance Certificate

EPC Rating E (120) - Valid until June 2035

#### Services and Fixtures & Fittings

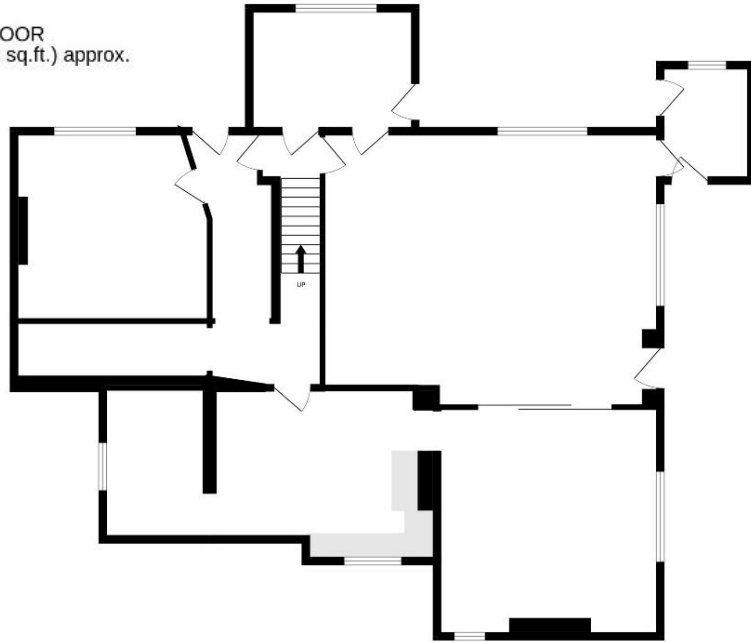
We understand the property is connected to mains water and electricity and has a private septic tank. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. All fixtures, fittings and trading equipment are excluded unless otherwise mentioned in these particulars.

#### Viewings

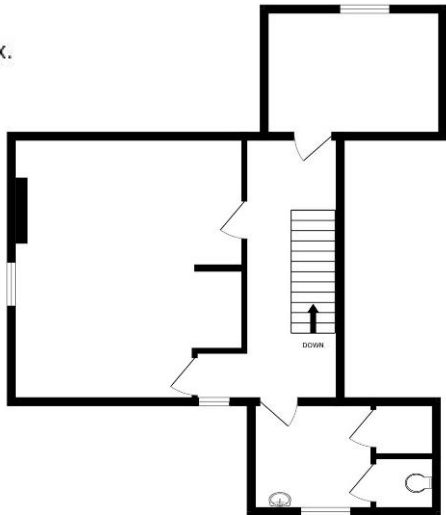
Strictly by prior appointment with the selling agent.



GROUND FLOOR  
134.0 sq.m. (1442 sq.ft.) approx.



1ST FLOOR  
53.8 sq.m. (580 sq.ft.) approx.



**COOPER  
AND  
TANNER**

### ENQUIRIES / VIEWINGS:

Commercial Department  
0345 034 7758 / Commercial@cooperandtanner.co.uk  
[www.cooperandtanner.co.uk](http://www.cooperandtanner.co.uk)

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
V1/May 2025