



27 Ivy Walk, Midsomer Norton, Radstock BA3 2EE

£595,000 Freehold

COOPER  
AND  
TANNER





# 27 Ivy Walk, Midsomer Norton Radstock BA3 2EE

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## Description

This property is anything but a normal detached family home. Offering superb, versatile and flexible accommodation over three floors, this truly unique and individual four/five-bedroom detached home is located within a sought-after development a mere 5-minutes' walk to the town centre and its amenities, having one of the highest energy efficiency ratings for a property.

The property is very deceptive from the outside with an attached double garage, ample driveway parking, terraced rear garden and an undercroft which is currently being used as a bar and cinema room.

On entering the property through the front door, you are welcomed into the entrance hall with a large storage cupboard and study/bedroom with fitted wardrobe leading off. There are steps up into the inner hallway with a staircase rising to the

first-floor landing and a cloakroom leading off.

The kitchen/breakfast room has a range of modern fitted wall and base units with a range cooker, integral dishwasher, fridge/freezer and additional undercounter fridge. There is a central breakfast bar and a glazed door leading to the rear. Off the kitchen/breakfast room there is a utility room housing the central heating boiler and having space for a washing machine and tumble dryer.

The dual aspect sitting room leads from the hallway and has French doors out on to the paved terrace. There is a wood burning stove and views from the windows overlooking the town. In addition, there is a good-sized dining room sat between the kitchen and sitting room.

The first floor offers a light and airy landing with a window to the front providing a panoramic view over the town, main bedroom with fitted wardrobes and an updated en-suite shower room, three further double bedrooms, one having fitted















## Outside

To the front of the property there is ample driveway parking for several vehicles which in turn leads to the attached double garage. The garage door has recently been replaced with a secure Hormann automated insulated sectional door and provides parking for two cars. There is a personnel door from here leading to the rear side of the property. From the garage a sliding door leads into a store area where you will find the controls for the solar panels and two battery backups. A fire door then leads into the undercroft. This is a fantastic space within the property and provides any potential purchaser with the option of using the current setup of a fully fitted bar with television, cinema/games room with projector and golf simulator, a small kitchen area with cloakroom leading off and an additional store room. Alternatively, this area could be used as additional living accommodation or the opportunity to work from home if more than the average office space is required. From the driveway, steps up lead to the front entrance door. In

addition, there is a pathway to the side of the garage with steps leading up to the garden.

The garden has been terraced over the years with a paved seating area, railway sleepers with steps up to an additional gravelled seating area and then further steps rising to the artificial lawn and recently constructed large wooden shed. The low-maintenance, peaceful, private gardens are encompassed by wooden fencing and back out on to the cycle path.

## Location

Midsomer Norton is a town situated within the attractive rural area between Bath and the Mendip Hills. It has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street.

Midsomer Norton provides all aspects of shopping and service industries for the surrounding areas.

The town has four primary schools and two large secondary schools, and is also home to a leisure centre and several sports clubs.



### Local Information Midsomer Norton

**Local Council:** BANES

**Council Tax Band:** F

**Heating:** Gas central heating

**Services:** Mains drainage, mains water and electricity.

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads



### Nearest Schools

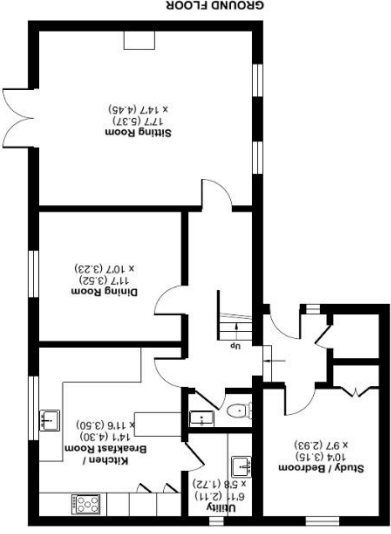
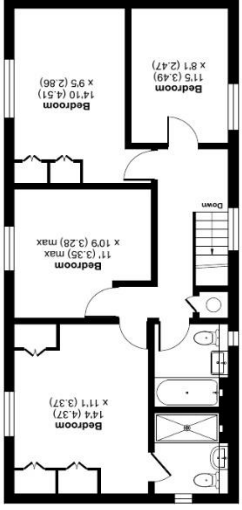
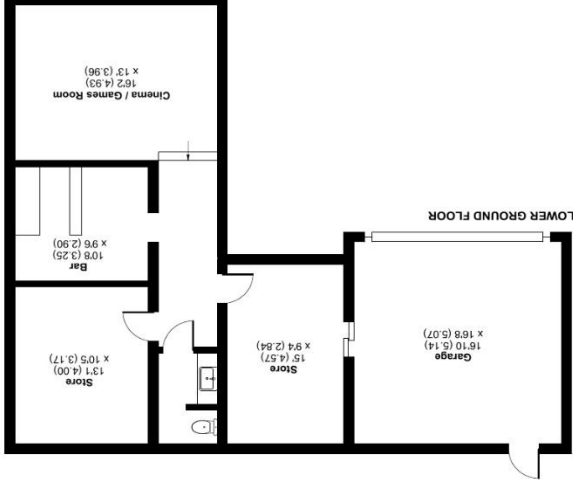
- Midsomer Norton
- Bath



## Ivy Walk, Midsomer Norton, Radstock, BA3

Approximate Area = 2305 sq ft / 214.1 sq m  
Garage = 281 sq ft / 26.1 sq m  
Total = 2586 sq ft / 240.2 sq m

For identification only - Not to scale



MIDSOMER NORTON OFFICE

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
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