



Thrupe Farm, Thrupe Lane, Masbury, Nr Wells, BA5 3HD

£585,000 Freehold

COOPER
AND
TANNER

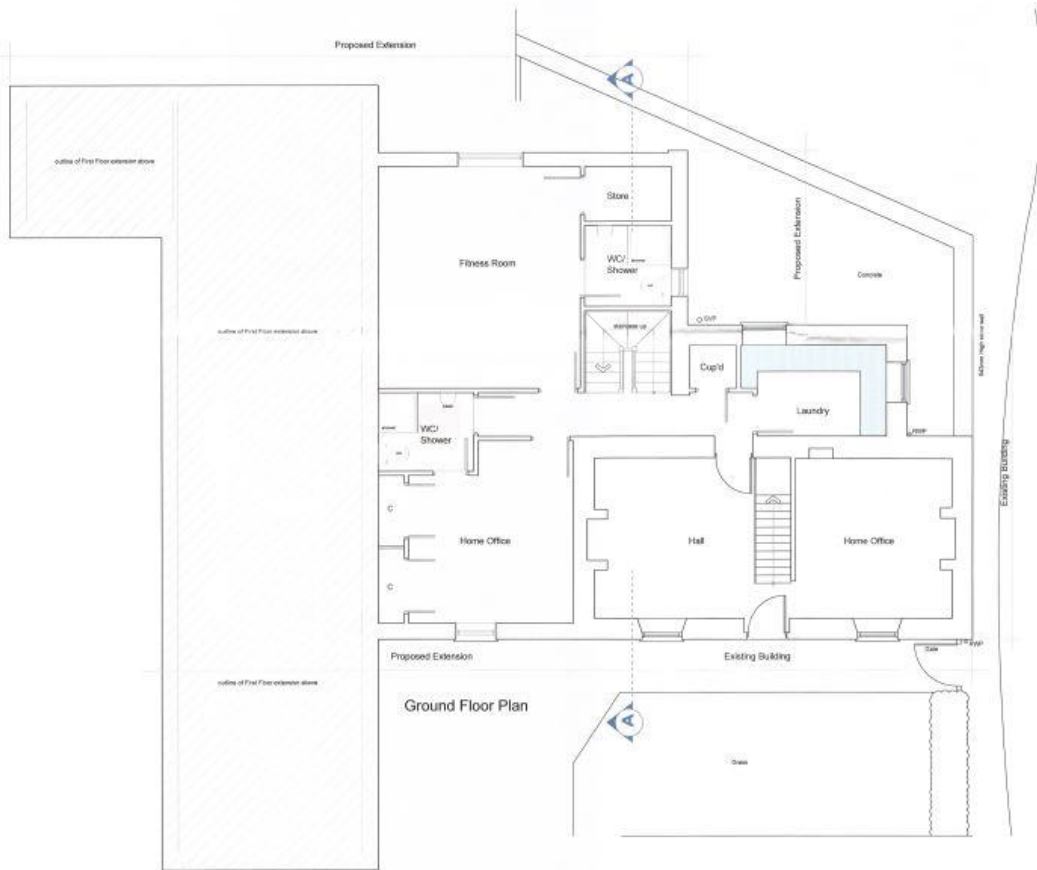
planning proposal



South West Elevation



East Elevation



Ground Floor Plan

<p>MR V Smith 11 Wey 10th Thrupe Lane Merton Surrey SMT 3ND</p>		 <p>LABC</p>
<p>Extension To Quality & Design With Access Over</p>		
<p>Project Details Ground Floor Plan Elevations</p>	<p>Scale: 1:50 1:100</p>	<p>ARCHITECTURE • DESIGN • PLANNING</p>  <p>POINTCLOUD limited</p>
<p>Date: October 2018</p>	<p>Scale: SMD</p>	
<p>Project No: L0543/10002</p>		
<p>11 Wey 10th</p>		
<p>11 Wey 10th</p>		

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 5-6 (proposed)  4-5 (proposed)  4 (proposed) EPC F

£585,000 Freehold

DESCRIPTION

An exceptional opportunity to acquire a three bedroom farmhouse with full planning permission granted to create an incredible country home in one of the most sought after locations on the outskirts of Wells, with stunning countryside views.

The plans have been designed to create a wonderful five to six double bedroom family home set over two levels with a substantial vaulted open plan kitchen/dining/family room looking out over open fields and countryside. Within the planning permission is consent for a detached double car port and garage/storage with a one bedroom apartment above which would also benefit from stunning countryside views, perfect for use as an annex for guests, family or a holiday let if desired. The plans have been sympathetically designed to enhance the current home whilst offering various different configurations and layouts depending on each families need. There is scope to change the plans if desired subject to the necessary consents.

WHEN BUILT - Upon entering the house is a large open entrance hall which provides access and leads through to two large home offices, both of which could be used as additional double bedrooms with one of them having fitted wardrobes and a 'Jack and Jill' ensuite. An inner hall leads through to a dual

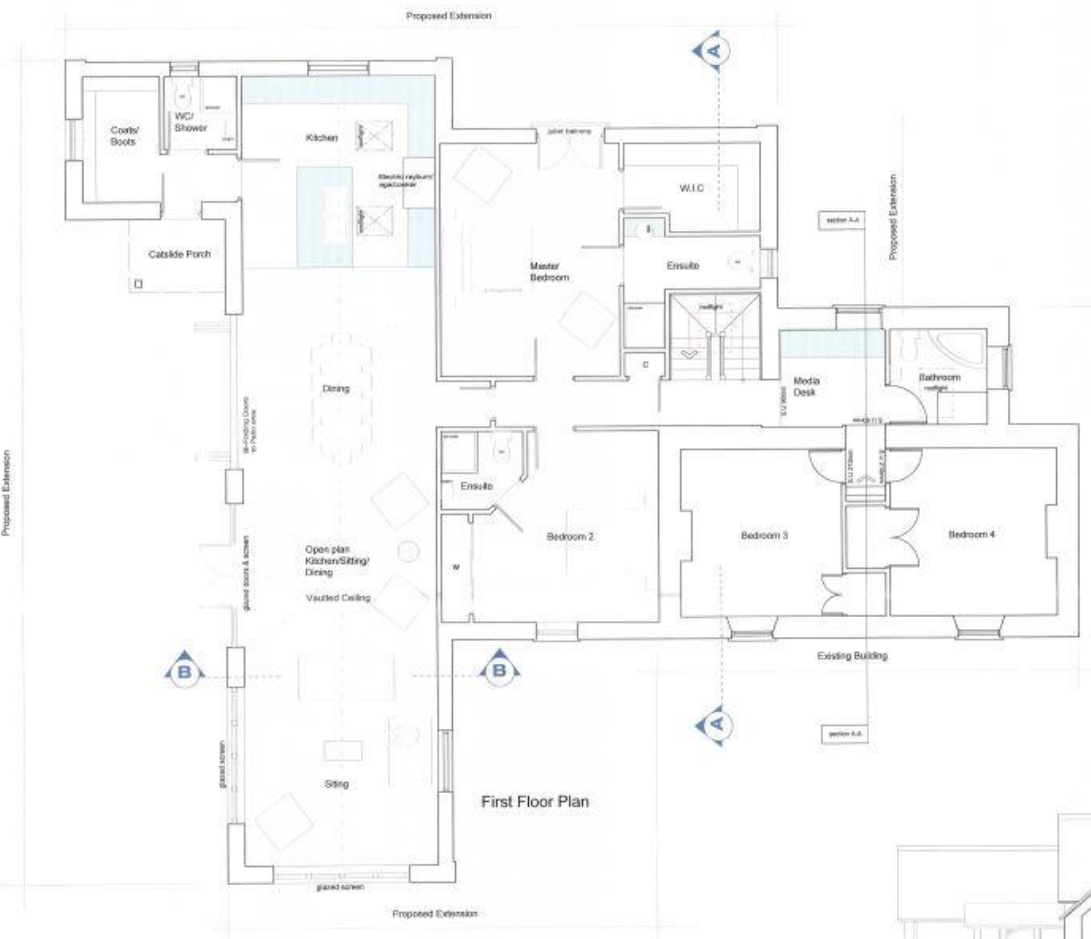
aspect laundry room and a fitness room/gym with a large store cupboard and shower room. The fitness room/gym could equally be used as an additional ground floor bedroom if desired.

Stairs rise to the first floor which comprises four well-proportioned double bedrooms, two of which having ensembles with the principle having the benefit of an ensuite, a walk-in wardrobe and a Juliet balcony with countryside views. On the landing is a media desk/study area and a family bathroom. The main open plan living accommodation has been designed to be a wonderful entertaining space for families and socialising with a large kitchen, a spacious dining area with bi-folding doors and two sitting rooms, one with French doors and the other area having an incredible triple aspect. The room has a vaulted ceiling making the most of the natural light and doors directly out to the garden. From the kitchen is an inner hall with a boot room and an adjacent shower room.

Within the grounds is a detached coach house which comprises a double car port, a stone-faced storage/garage with steps to the side of the property leading to a one bedroom annex. The annex would be perfect for guests or additional income with it comprising a large open plan kitchen/dining/sitting room with a double bedroom and ensuite bathroom.



planning proposal



<p>Mr K Smith</p> <p>Project Name Project Location Maidstone Kent SAS 3RD</p>		
<p>Extension To Dining & Garage With Access Over</p>		
<p>Proposed Drawing First Floor Plan Section A-A 500</p>	<p>Scale 1:50 1:25</p>	<p>ARCHITECTURE • DESIGN • PLANNING</p>
<p>Date October 2016</p> <p>Drawn by L0649/10099</p>	<p>EMD</p>	
<p>LAB 70 Maidstone Kent SAS 3RD S.A.</p> <p>01843 862 2287 www.pointcloud.co.uk</p>		

planning proposal



South East Elevation



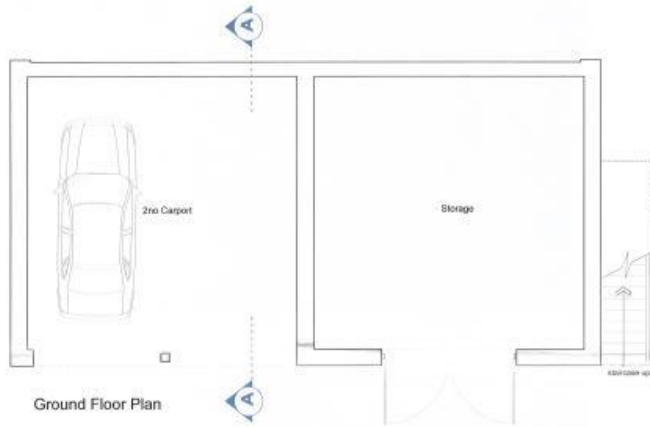
North West Elevation



North East Elevation



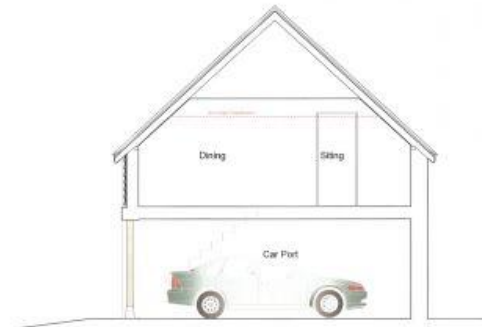
South West Elevation



Ground Floor Plan



First Floor Plan



Section A-A

<p>Site 181 K. Smith</p>		
<p>Site Name Therapy Place Therapy Lane Meadow Alderley Stratford SAS 9 0D</p>		
<p>Project Extension To Dining & Garage With Access Over</p>		
<p>Client Proposed Drawing Garage Floor Plans Elevations Section</p>		
<p>Scale 1:50 1:100 1:20</p>	<p>Client Reference 1:50 1:100 1:20</p>	<p>ARCHITECTURE • DESIGN • PLANNING</p>
<p>Date October 2016</p>	<p>Scale SMD</p>	
<p>Project Number L5543/10004</p>		
<p>Author Date Revised Scale</p>	<p>Client Date Revised Scale</p>	<p>PROJECT PROJECT PATH ADDRESS REFERENCE: BPA 100</p> <p>© 2016 PCL 2287 www.pointcloud.co.uk</p>

planning proposal



South East Elevation



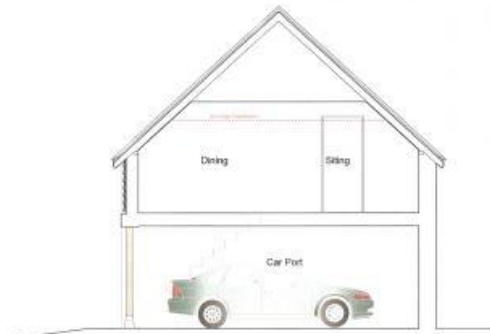
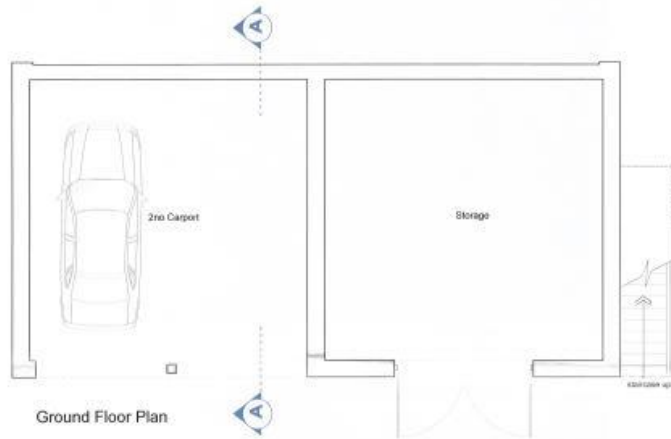
North West Elevation



North East Elevation



South West Elevation



<p>MR A Smith</p> <p>Three Cars Three Cars Woolley Woolley Woolley Woolley Woolley</p>		
<p>Extension To Dwelling & Garage With Access Only</p>		
<p>Proposed Dwelling</p> <p>Garage Floor Plans</p> <p>Placements</p> <p>Section</p>	<p>138</p> <p>1100</p> <p>158</p>	<p>ARCHITECTURE • DESIGN • PLANNING</p> <p>POINTCLOUD limited</p> <p>01753 661 200 01753 661 201 www.pointcloud.co.uk</p>

OUTSIDE

WHEN BUILT - Approaching the property is a sweeping driveway which will lead to the double car port and garage. Currently there is a metal single garage which offers storage and a large wood clad stable which could offer even further scope and potential to create into further accommodation or a home office subject to the necessary consents. To the front of the house is an area of lawn with a further garden to be created to the side of the house with direct access from the open plan Kitchen/dining/family room with a backdrop of beautiful countryside views.

PLANNING REFERENCE

Somerset Council - Mendip (East)
2016/2884/HSE

LOCATION

Masbury is a small hamlet located to the East of Wells. Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several

churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A371 signposted to Shepton Mallet. Continue through the village of Croscombe, taking the third left into Rock Street (just before the primary school). Follow Rock Street around to the right and then bear left into Thrupe Lane. Continue up the hill and along the lane for approx 1 mile, where the property can be found on your left (drive is next to small red postbox).

REF:WELJAT22092023



Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Currently- dual fuel room heaters

Services: Private Drainage (cess pit), mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



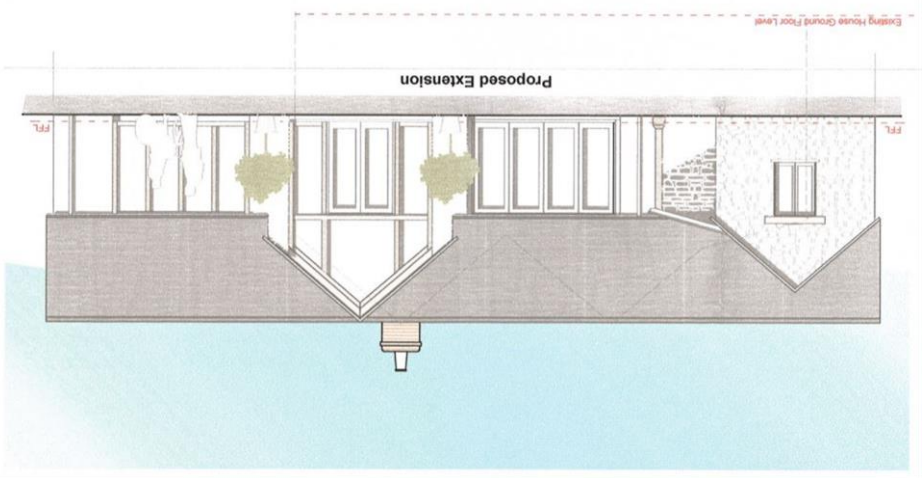
Nearest Schools

- Horrington & Wells

**COOPER
AND
TANNER**

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wells@cooperandtanner.co.uk

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