



Holmelands, Foxcote, nr Shoscombe BA3 5YE Offers in Excess of £1,000,000 Freehold

COOPER
AND
TANNER



Holmelands

Foxcote, BA3 5YE

 3/4  2  2  1.97 acres approx. EPC F

Offers in Excess of £1,000,000 Freehold

Nestled in the picturesque countryside of Foxcote, Somerset, this unique and spacious converted barn offers an exceptional opportunity for those looking to create their dream rural retreat. Set on approximately two acres of lush land, the property enjoys a tranquil and private setting with stunning countryside views, perfect for buyers seeking a quiet and idyllic lifestyle.

This characterful conversion offers enormous potential but requires updating and refurbishment, ideal for buyers looking to add value and put their own stamp on a character-filled home. The property boasts original features including exposed beams, stone walls, and large windows flooding the space with natural light. The living space throughout the homes as it stands is spacious and generous, at just over 3000sq ft/280sqm including the garage, with potential to extend subject to the usual planning consents. With multiple reception rooms and an expansive open-plan kitchen/diner, the potential to redesign and modernise to suit your tastes is endless.

Holmelands is approached via a country lane, situated just past the church. A sweeping drive with room for several cars sits to the front of the property, with gated access to the rear providing housing for several more. The front door leads to a welcoming entrance hall, set on two levels, with a shower room to the rear, a small cloakroom, the staircase and access to the kitchen on the left and the dining room on the right.

Families will enjoy the traditional farmhouse-style kitchen with ample storage and the charm of a rural home, with views from the sink across the fields. There is direct access to the utility and boot room, and to the garden beyond. The formal dining

room is a bright and impressive space, utilising one of the three impressive barn door windows. It leads on to the grand living room, perfect for entertaining, with an impressive fireplace with original stonework. Should you want an even larger space, it may be possible to combine the two rooms for a more contemporary living arrangement.

Upstairs there are three/four spacious bedrooms offering flexible accommodation, ideal for family living or those in need of additional home office or guest space. The potential large master bedroom has designated space for a dressing room and en-suite and vaulted ceiling. There is a good-sized family bathroom, airing cupboard and generous landing space.

OUTSIDE

Private Driveway & Parking - ample space for parking multiple vehicles. To the rear there is a large double garage and space to create additional outbuildings or garden spaces. There are mature gardens, mainly laid to lawn and bordered by dry stone walls with views over sweeping fields. The grounds extend to a shade under 2 acres and offer ample opportunity for landscaping, gardening, or even potentially equestrian use.

LOCATION

Foxcote is a highly sought-after location in the heart of Somerset, known for its rolling hills and peaceful rural atmosphere, while still being just a short drive from Bath, Frome, Bruton and Bristol. The local area offers excellent walking and outdoor activities, as well as easy access to local amenities, schools, and transport links.











Local Information: Foxcote, near Shoscombe

Local Council: Somerset.

Council Tax Band: F

Heating: Oil fired, electric and solid fuel heating.

Services: Mains electricity. Private water supply.
Private drainage.

Tenure: Freehold.



Motorway Links

- A303, A36
- M4, M5



Train Links

- Bath, Frome
- Warminster and Westbury



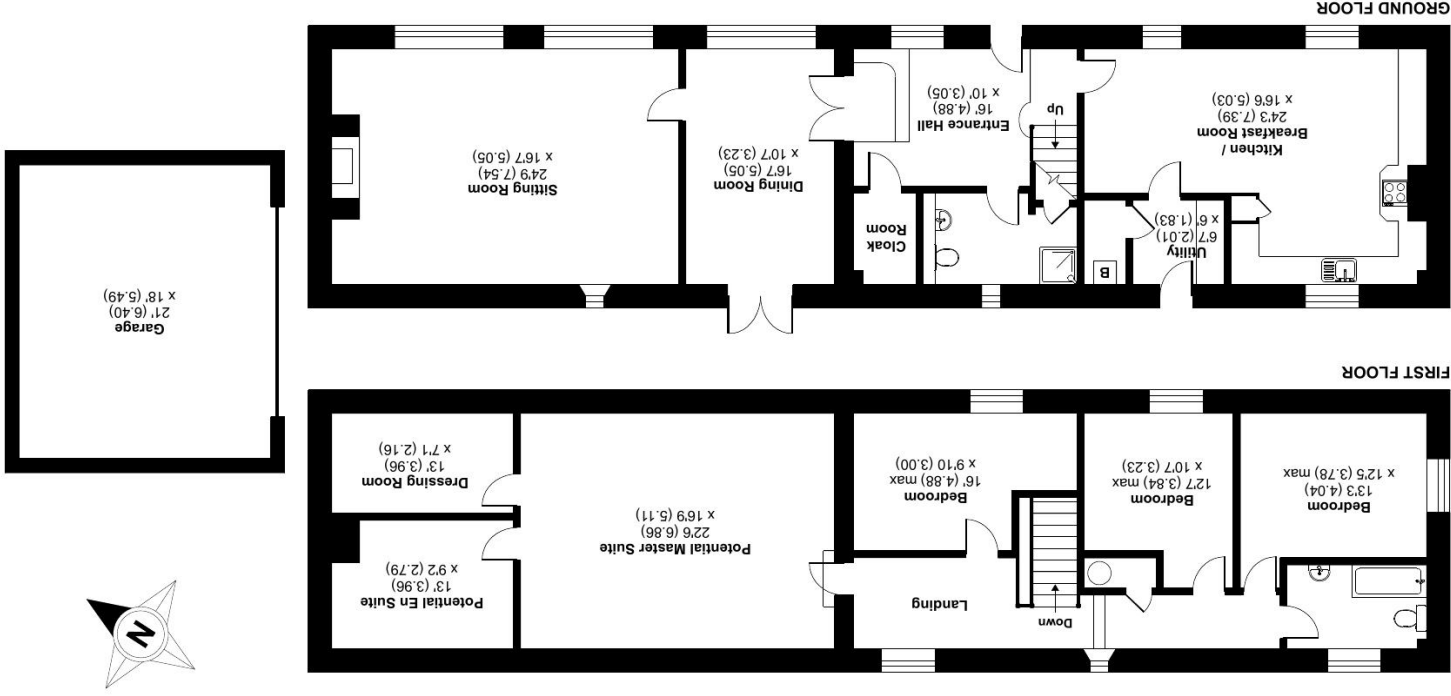
Nearest Schools

- Bath, Mells, Writhlington
- Warminster and Wells



Holmelands, Foxcote, Radstock, BA3

Approximate Area = 3016 sq ft / 280.1 sq m (includes garage)
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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