



Croft House, Broadway, Emborough BA3 4RY

£750,000 Freehold

COOPER
AND
TANNER



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Description

A deceptively spacious five bedroom detached family home, approximately 2350 sq ft, located on the outskirts of Chilcompton. The property has been extended upon over the years to create a wonderful family home with a detached double garage, which subject to planning permission, could be turned into ancillary accommodation, ample driveway parking for numerous vehicles and mature gardens to the front and rear.

Upon entering the property through the front door, you are welcomed into a spacious entrance hall which has stairs leading to the first floor landing. From the entrance hall, doors lead to all reception rooms and the kitchen/dining room. The large 24ft sitting room is dual aspect and has a feature fireplace with inset gas fire. There is a useful study to the front of the property and is ideal for being able to work from home. The third reception room is currently being used as a playroom but could easily be used for a multitude of different uses including a snug or separate dining room. The spacious kitchen/dining room is located to the rear of the property and overlooks the gardens to the rear.

There is a range of fitted wall and base units with worktops over and integrated double oven, gas hob and a dishwasher. There is a built in sound system within the kitchen and also French doors lead out on to the paved patio. A feature of this property in this spacious larder which leads off the kitchen having plenty of shelving for storage. In addition there is a useful utility room with fitted units and built in storage cupboards. There is also a door from here to the paved seating area. In addition to the downstairs there is a good size shower room.

To the first floor there is a light and airy galleried landing, main bedroom with a range of fitted wardrobes, an en-suite shower room and French doors leading out on to the balcony. In addition there are four further double bedrooms, one having a set of French doors leading out on to the balcony. There is a spacious family bathroom with separate shower cubicle.

Internal viewing comes highly recommended to fully appreciate what this property has to offer.









Outside

On entering the property from Broadway, you will find the gravelled driveway and parking area for a number of vehicles. This in turn will lead to the detached double garage, having two independent, electric, up and over garage doors. There is power and light within the garage which subject to the necessary planning permissions being sought, could be changed into ancillary accommodation as there is currently plumbing, windows, French doors and is double skinned.. The gardens wrap around the property to the front, side and rear and are predominantly laid to lawn with a selection of mature trees, shrubs and bushes. There is a large paved terrace leading from the kitchen/dining room, ideal for al-fresco dining and enjoying those summer evenings and barbecues. The gardens are encompassed by natural stone walling and hedging.

Location

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, church, recreation ground together with two public houses. Chilcompton is set within the

picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae Spa and a fabulous selection of restaurants and bars. The historic city of Wells is approximately 15 minutes from Chilcompton and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place. Chilcompton has a primary school. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.



Local Information Emborough

Local Council: Mendip

Council Tax Band: G

Heating: Gas central heating

Services: Private drainage, mains water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

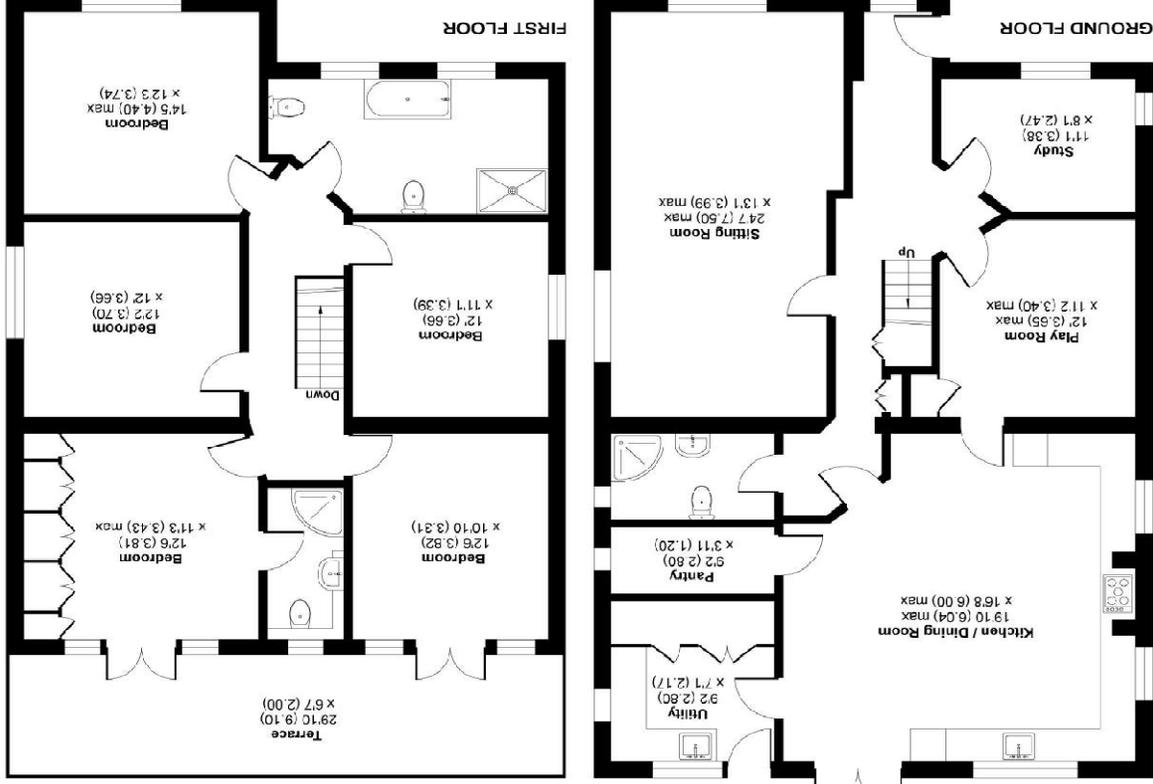


Nearest Schools

- Chilcompton & Midsomer Norton
- Bath & Wells

Croft House, Emborough, BA3

Approximate Area = 2354 sq ft / 218.6 sq m
 Garage = 522 sq ft / 48.4 sq m
 Total = 2876 sq ft / 267 sq m
 For identification only - Not to scale




 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nhdhcom 2026
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