



Holmlea, Trudoxhill, BA11 5DG

£650,000 Freehold

COOPER  
AND  
TANNER

For illustrative purposes only



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 4  2  2 EPC D

## £650,000 Freehold

### Description

Holmlea is an attractive, period, double fronted stone-built house which has been entirely renovated and extended in the last 4 years and enjoys an extensive plot with views across neighbouring farmland.

An attractive open porch with a pitch roof leads you through the front door into a very charming entrance to the home. With exposed beams, exposed brick work and a lovely seating area, this space houses room for coats and boots etc and doubles up as a further reception room.

The living room is positioned to the front of the house and a wood burning stove takes centre stage whilst the window looks over the newly landscaped front garden.

The open plan kitchen/dining/family room is an incredible space for large families and those who enjoy entertaining. Filled with natural light and enjoying views over the back gardens and fields beyond, the high-quality kitchen includes a range of maple wall and base units with granite worktops. An impressive multi-fuel Burner warms the whole space in addition to controlling the heating and hot water for the home. There is also a utility room with w.c., and a boot room with direct access to the garden.

On the first floor there are three double bedrooms and a fabulous family bathroom with a bath and separate shower.

The master is an excellent space on the second floor and enjoys triple aspect windows, far reaching views, fitted storage and an en-suite shower room.

### Outside

There is driveway parking for multiple vehicles to the front of the house. Beyond the driveway is an enclosed garden with path leading to the front porch.

A side access (shown on the site plan) leads up to further gardens, a detached double garage with more parking and through to the large gardens backing onto fields. Due to the size of the plot and the secondary vehicular access, we believe there is potential to build an annex or further accommodation, subject to gaining the relevant permissions. The gardens are a great size, fully enclosed and predominantly laid to lawn and decorated with mature plants and shrubs. There is a shed and a newly constructed summer house.

### Location

The village has a pub, village hall, vets and superb farm selling gelato ice cream with café and regular activities for small children, hairdresser and beauty salon. Nunney Catch shop is within walking distance for provisions. There are a super range of footpaths and countryside walks on the doorstep. The village is 4 miles from the market town of Frome, which offers a good range of shops, restaurants, theatres, and sports facilities. Babington House private members' club and hotel is nearby. Bruton is just 8 miles away and is home to Hauser & Wirth and their world class gallery, multi-purpose arts centre and Roth Bar and grill and the Newt, boutique hotel and outstanding gardens. Bath is just 20 miles north and Wells 15 miles west.

Schools in the area are fantastic with excellent primary schools in nearby Nunney and Upton Noble. Senior Schools can be found in Bruton, Frome and Wincanton. Private school all within easy access are Kings Bruton, All Hallows, Warminster, Millfield and Downside. The A361 nearby gives access onto the A37 Bristol to Yeovil and A36 Bath to Salisbury. The A303 Mere Junction is less than 9 miles (M3 London to A36 Exeter). Mainline railway stations are located at Westbury (12 miles) London Paddington (80 minutes) and Gillingham (18 miles) London Waterloo (2 hours).











Local Information Trudoxhill

**Local Council:** Somerset

**Council Tax Band:** D

**Heating:** Solid fuel central heating

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

**Tenure:** Freehold



**Motorway Links**

- A303, A36
- M4, M5



**Train Links**

- Frome, Bath, Castle Cary
- Warminster, Westbury



**Nearest Schools**

- Frome, Bath, Bruton, Street
- Warminster and Wells

# Foghamshire Lane, Trudoxhill, Frome, BA11

Approximate Area = 1958 sq ft / 181.8 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 2214 sq ft / 205.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1110846

## FROME OFFICE

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