



Hollybrook, Kale Street, Batcombe, BA4 6AD

£800,000 - £850,000 Freehold

COOPER
AND
TANNER



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 5  2  2  1 Acre EPC C

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Description

Hollybrook is an impressive and well-kept five bedroom detached home set in the highly sought after village of Batcombe.

Upon entering the home, you have a good-sized porch which is very useful to store coats and boots. From the porch you are welcomed by an entrance hall, from here you have access to the first floor living accommodation and the downstairs living space. To the left-hand side of the hallway, you have the living room which has plenty of natural light thanks to the dual aspect of the room, a working log burner- which acts as the main focal point of the room and bi-folding double doors that will lead to the private rear garden. Following through the living room and on the left-hand side of the home there is a generously sized snug, it could also potentially be used as an office if one requires to work from home. There is a stairway that leads to a good-sized bedroom and a shower room.

The kitchen is at the end of the hallway and has a range of wall and base units, a sunken Belfast sink, an impressive Smeg cooker and also a portable island. There is a further utility room and also a downstairs W.C off the kitchen. Towards the front of the property and from the kitchen there is a good-sized dining room, with plenty of space for a dining table and chairs.

On the first floor you are greeted by a spacious landing, from here you have access to four good sized bedrooms and a family bathroom, Bedrooms three and four have wonderful views that overlook the garden and your land. Bedrooms two and five are at the front of the property. The family bathroom is fitted with a three-piece, white suite including a bath, basin and a W.C.

Agent's Note

Electric heating and all mains' services are connected throughout.

Outside

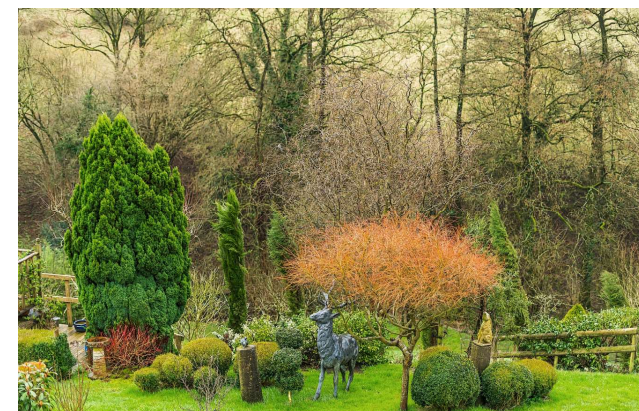
There are extensive gardens to the rear of the property. The garden is mainly laid to lawn, there is a wide variety of trees and shrubs which have been carefully planted to create a space that would be perfect to entertain with friends and family.

At the immediate rear of the property there is a patioed section, that runs the width of the home, which gives you beautiful views of the countryside. At the bottom of the garden there is a decking area which is perfect to enjoy the countryside views and has enough space to have a good-sized dining table and Rattan sofa and table.

The land is 1 acre in size and leads down to the brook at the bottom of the hill, there is a variety of trees and the land has mainly been used as a paddock for smallholdings.

Location

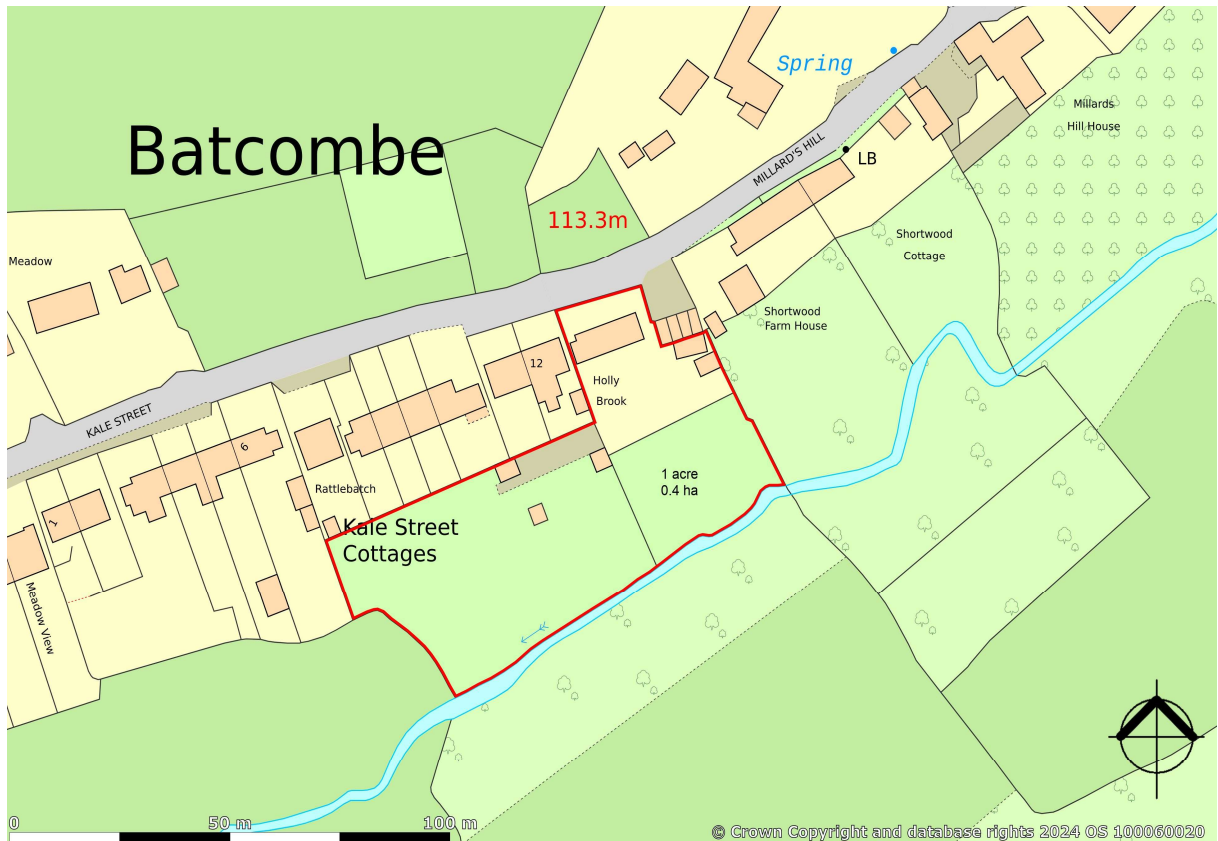
Located on the edge of one of the area's most desirable villages, the beautiful rolling countryside is a mixture of mature wood and pastureland. The village of Batcombe lies in an Area of Outstanding Natural Beauty, with a church and an excellent public house. Outriding is good with circular routes over land and nearby bridleways available. Shopping and leisure facilities are available in Bruton (6 miles) Shepton Mallet (5 miles) Frome (10 miles). The Chapel in Bruton is a restaurant and artisan bakery of particular note. Babington House Country Club is just over 8 miles away. A main line rail station at Castle Cary (11 miles) accessing London Paddington. The A303/M3 are about 18 miles away, and Bath and Bristol are within commutable distance. Equestrian facilities in the area include the South and West Wilts Blackmore Vale or Mendip Hunts, and horse racing at Wincanton and Bath. The Wylve Valley and South and West Wilts Pony Club provide training facilities for the competitive junior riders.











Local Council: Somerset

Council Tax Band: E

Heating: Electric heating

Services: Mains water and electricity are connected.
Private drainage

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Castle Cary
- Bath, Frome



Nearest Schools

- Bruton, Bath, Castle Cary, Downside,
- Street, Upton Noble and Wells

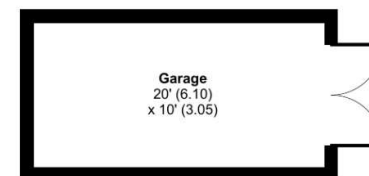
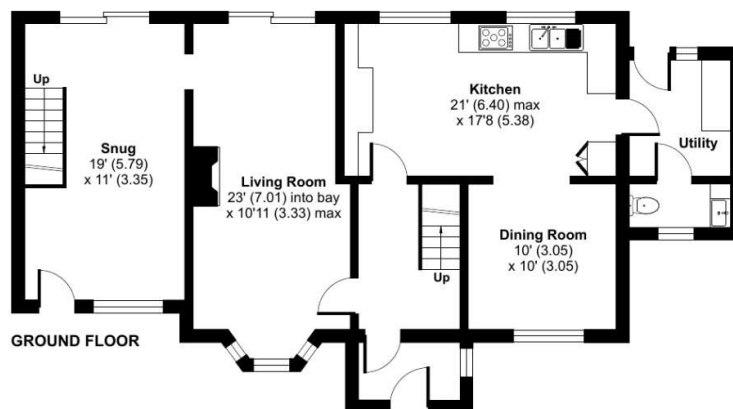
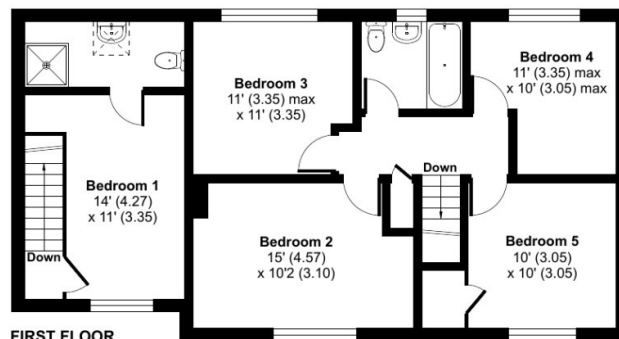
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Approximate Area = 1788 sq ft / 166.1 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1988 sq ft / 184.6 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). ©nlcheom 2024. Produced for Cooper and Tanner. REF: 1083376

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