

Stones Paddock

Holcombe, Radstock, BA3 5EY

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AND
TANNER



£585,000 Freehold

A substantial and extended five bedroom detached family home located in a quiet residential development within the popular Mendip village of Holcombe. The property is well presented throughout and offers spacious accommodation over two floors with a good sized enclosed garden to the rear, a single garage and driveway parking for several vehicles. Viewing recommended.

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DESCRIPTION

A substantial and extended five bedroom detached family home located in a quiet residential development within the popular Mendip village of Holcombe. The property is well presented throughout and offers spacious accommodation over two floors with a good sized enclosed garden to the rear, a single garage and driveway parking for several vehicles. In brief the accommodation comprises an entrance hall with a cloakroom leading off and a staircase rising to the first floor, sitting room with French doors leading out on to the decked seating area and a study. There is a good sized open plan kitchen/dining/family room with a range of fitted wall and base units with wooden worktops over and integrated oven, hob and dishwasher, solid oak flooring, a wood burning stove and French doors leading out on to the decked seating area. To the first floor there is a good size landing, main bedroom with dressing area and an en-suite shower room, four further bedrooms and a family bathroom. In ternal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

To the front of the property there is a driveway and gravelled area providing parking for several vehicles and leads to the attached single garage with roller door. There is a small area of garden edged with stones with

lawned area and a mature tree. Side access leads to the enclosed garden at the rear. The rear garden enjoys a westerly facing aspect and is encompassed by fencing with a level lawn garden, raised flowerbeds and borders housing a wide selection of mature plants and shrubs. There is a spacious decked seating area with wooden pergola over, an additional paved seating area, two garden sheds and stone built BBQ.

LOCATION

Holcombe is a popular Somerset village being within commuting distance of both Bath and Bristol. Holcombe enjoys a variety of open spaces, rural views and surroundings which underpin the whole life and character of the village. Within the village there is a beautiful church, village hall, recreation field, a public house and Holcombe Farm Shop and Kitchen. A wide variety of local amenities and shopping facilities can be found in neighbouring towns and villages. The busy market towns of Frome and Shepton Mallet are both under 8 miles away. There are several schools nearby (both State and Independent) including primary schools at both Kilmersdon and Leigh on Mendip, Writhlington Secondary School, Wells Cathedral School and Downside School.

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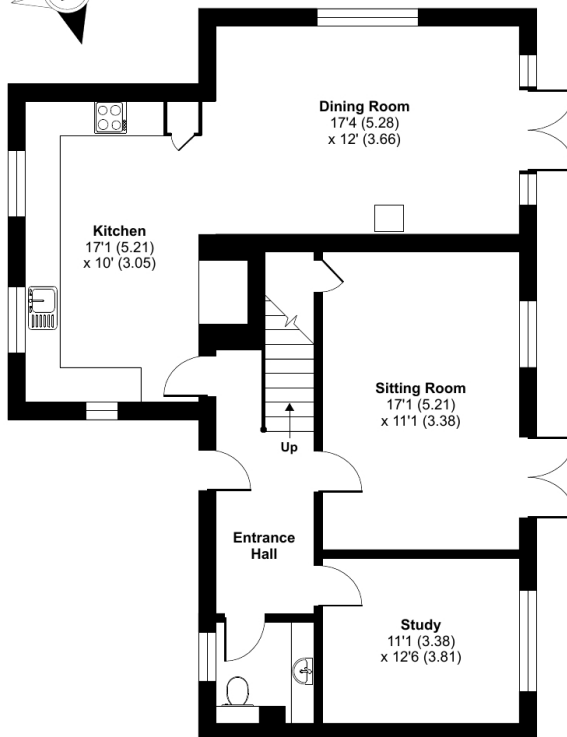




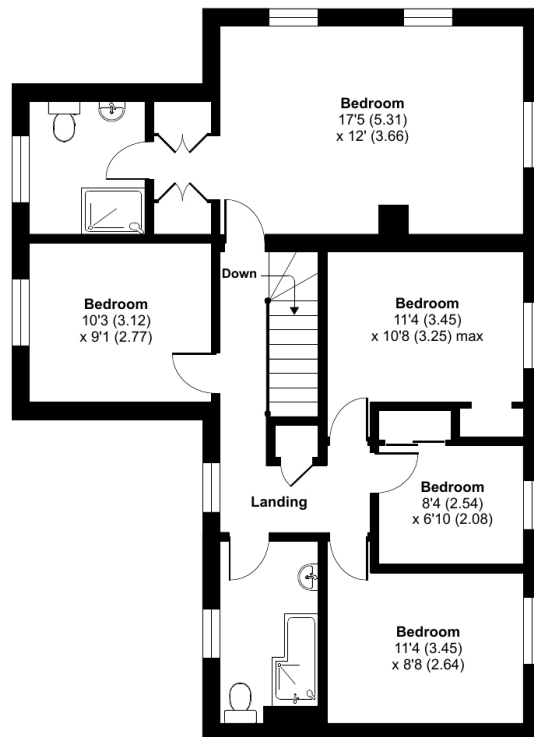
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Approximate Area = 1788 sq ft / 166.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1256955

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