

The Downs

Radstock, BA3 3DB

COOPER
AND
TANNER



£440,000 Freehold

A detached property set in approximately 0.43 acres of gardens and grounds, offering a huge amount of scope and potential, subject to gaining the relevant consents. The property sits at the end of a no-through road with far reaching views from the elevated gardens. At the far end of the garden is a detached block-built barn, that could be ideally suited to a variety of uses. There is also a detached stable block, set in approximately 1/4 of an acre, which has planning consent to convert to a single storey one bedroom dwelling.

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ACCOMMODATION

The accommodation currently comprises a large farmhouse style kitchen with space for a table and a wood burner to one end. From the kitchen doors lead to the utility room, dining room, and inner hallway. The dining room opens to the sitting room which has a lovely aspect over the front garden and sliding patio doors. The three bedrooms lie to the far end of the property and are all double rooms, the master having built-in wardrobes. Each bedroom has a full length glazed door to the garden which can also be tilted and used as a window. The family bathroom has a white suite including a corner bath and a separate shower cubicle.

SERVICES

Oil-fired Heating, Mains Water, electricity and drainage are connected to Carrisbroke. The Stable Yard has a separate water and electricity supply connected.

AGENTS NOTE

The land to the south of Carrisbroke has been the subject of a planning application to develop the site for residential housing. The most recent consent can be found on the Bath & North East Somerset website - Ref: 14/02889/OUT and 18/04153/RES.

OUTSIDE

The gardens lie to the front, side and rear and are primarily laid to lawn with the front garden being enclosed by mature hedges to give a high degree of privacy. There is vehicle access to the side of the property to a driveway and parking area with a single garage. In the past the owners have run a haulage business from this area and held an operator's licence.

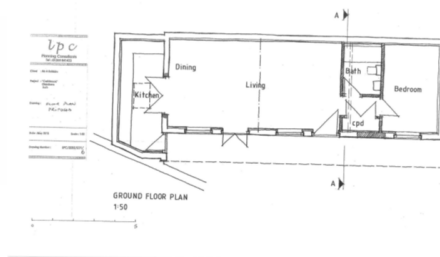
At the far end of the garden is a detached block built barn of approximately 61.49m² (661 sqft) that has been used for storage but would be ideally suited to a variety of uses.

The current owners have rented from the Duchy of Cornwall a yard area to the side of Carrisbroke together with a paddock. It is understood that a purchaser might be able to continue this agreement. However, they must rely on their own enquiries.

There is also an existing Stable Block which has had planning consent granted in December 2019 for conversion to a single storey one bedroom dwelling. Planning Ref: 19/04341/FUL. The Stable Block is set in grounds of approximately 1/4 of an acre which currently comprises an elevated level area (has been used as an outdoor school).







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