



 4  2  2 EPC D

£425,000 Freehold

3 Poundfold,
Crocombe,
Nr Wells, BA5 3QY

**COOPER
AND
TANNER**



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DESCRIPTION

A splendid four bedroom detached family home situated within the heart of the ever popular village of Croscombe, benefitting from far reaching village views and offered with no onward chain. The property has been within the same family for around 60 years and whilst it has been updated it would still benefit from further modernization and offers the opportunity to place your own mark.

Upon entering the house is a porch opening into a spacious entrance hall providing access to all ground floor rooms. The kitchen/dining room is a light and airy room with a southerly aspect overlooking the front gardens and village rooftops to countryside in the distance. The kitchen comprises a range of fitted units, a double eye level oven, five ring gas hob, space for a dishwasher, large built-in fridge and space for a table to accommodate four people. A separate dining room provides space for a table to seat eight people and has views out to the garden. The spacious sitting room benefits from a dual aspect with a gas fire as the focal point along with sliding doors opening out to the south facing patio and gardens beyond. A utility room provides additional storage cupboards along with plumbing for white goods, access to the bathroom, a separate WC and direct access out to the rear gardens. Within the bathroom is a bath with shower above, toilet and wash basin.

Situated on the ground floor are two of the four bedrooms, both double in size with views overlooking gardens and open countryside beyond. The principal bedroom also benefits from an ensuite shower room. To the first floor are two further bedrooms, a good sized double and a good sized single bedroom, both of which have wonderful views over the village towards the church and the countryside in the distance.

OUTSIDE

Approaching the property is a parking area for three cars along with a single garage, with power and light. To one side is a pathway leading to the front door. Access can be had on all sides of the house for ease of maintenance. The front gardens face south

with an area of lawn with a wide variety of shrubs, bushes, flower borders and a patio, perfect for outside seating and entertaining. The rear garden features raised flower beds, a greenhouse, two wooden sheds a patio and beautiful views over open fields.

LOCATION

Croscombe is a well-served village with an excellent public house (with micro shop), village hall, church and a primary school. The village is approximately 3 miles from Wells and 2 miles from Shepton Mallet.

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A371 signposted to Shepton Mallet. Continue through the village of Croscombe, passing the 'The George Inn' on your left. Take the second left (just before the school, into Rock Street, then take the first left into Poundfold where the property can be found on the right.

REF:WELJAT06122023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Croscombe, Wells & Shepton Mallet



Poundfold, Croscombe, Wells, BA5

Approximate Area = 1346 sq ft / 125 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1510 sq ft / 140.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldhcom 2023. Produced for Cooper and Tanner. REF: 1063568



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