






Windy Ridge Cottage, Turner's Tower, Faulkland BA3 5UN

£580,000 Freehold

COOPER
AND
TANNER



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 3  2  2  0.952 Acre EPC D

£580,000 Freehold

DESCRIPTION

A mature, circa. 1890, natural stone built, semi-detached house occupying a large rural plot of 0.952 of an acre and having breath-taking and panoramic valley views.

Windy Ridge Cottage is situated in a peaceful enclave of just four houses, situated at the end of a shared private lane.

The main accommodation comprises of an entrance reception with a double door recessed storage cupboard with light and access to a ground floor shower room with new shower. The entrance hall leads down a passageway to a second smaller hallway.

An original Victorian pine staircase is in this space with storage cupboard beneath and doors leading to the study and lounge. The study has a view over the garden towards the woods, telephone point, numerous electrical sockets and makes for a very useful space.

From the entrance reception there is a door to the kitchen/dining room. This room has dual aspect and is a very pleasant, light and bright space. There is also a separate utility room with side door leading to the outside space. The traditional style kitchen/dining room provides a newly installed Rangemaster cooker and a new AEG extractor fan. Double doors lead from the kitchen/dining room into the main lounge. A very efficient Stovax wood stove is a main feature of the cosy but bright room. There are views from a side window across the fields and two further double doors leading to the bright and sunny conservatory with high specification thermal blinds allowing use of the room all year round. It is a very bright space and can be used as a second reception area. The superb panoramic far-reaching views across the valley towards Wellow and Foxcote makes this a lovely space for entertaining.

On the first floor there is a spacious landing area with large window. The generously sized master bedroom has retained some period features, including a wrought iron fireplace. A further two bedrooms are located down a small step onto a second landing and hallway. A good-sized double bedroom with dual aspect and stunning views. Along the corridor from the second double bedroom is a smaller bedroom with large picture window, currently being used as second office space and occasional guest bedroom. The main family bathroom is at the end of the corridor.

OUTSIDE

There is a large, gravelled parking area on the right of the approach to the property with parking for at least four cars. There is further parking via the access through the timber, five bar gate just below the gravelled parking area and there is driveway space for at least two vehicles.

The grounds to the front of the property offer sweeping lawns with mature trees, fruit trees and shrubs, useful metal and wooden sheds, a children's treehouse and swing. The plot in the upper garden is ideal for the erection of a garage, home office etc., subject to planning permission.

To the rear of the property there is a pretty, low maintenance garden planted with flowers and shrubs with views across the valley. A stone path and steps lead to the lower garden area. There is a further timber garden shed. The kitchen garden is a gardener's delight, with sun for most of the day. There are mature raspberry canes, a rhubarb patch and a gooseberry bush. A concrete base is in place in the garden for a large chalet or summer house. The garden is fenced with Jackson Fine Fencing (25-year guarantee), providing a robust but elegant boundary.









ADDITIONAL INFORMATION

The property is double glazed throughout. New taps have been fitted throughout the property.

LOCATION

The village of Faulkland offers a stunning, award winning, Lavender Farm and café. Excellent dog walking facilities can be found on the nearby Ammerdown Estate which is a three-minute drive. There are plenty of footpath walks near the property and across the fields to the pretty village of Hemington which also has a primary school and a very pretty church. It is just a short drive to renowned destinations such as Babington House hotel, spa and gym (3 miles), Stourhead National Trust house and garden (30 min drive), The galleries of Hauser and Wirth (30 min drive). The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. The beautiful cities of Bath and Wells are just 25 minutes' drive away and the picturesque village of Mells 10 minutes' drive with the renowned Talbot Inn and wonderful Walled Garden Café.

The thriving nearby village of Beckington offers a lively Anglican church, two public houses, the Mes Amis café/deli, tennis, football and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Beckington also has the added benefit of a Marks and Spencer mini-supermarket, a 24-hour garage and the outstanding and award-winning White Row Farm shop with Scallop Shellfish and Chip shop. a first-class butchery, a fishmonger, bakery, and a delicatessen. Norton St Philip is a five-minute drive and provides a popular primary school, convenience store, and renowned historic inn, The George Inn.

There is a regular bus service through the village of Faulkland to Frome and Radstock/Midsomer Norton. Railway stations nearby include Frome (15 min drive) Bradford on Avon (17 min drive) and Bath Spa (25 min drive).

AGENT'S NOTE

The property is being marketed for sale due to the Vendors unforeseen personal circumstances.



Local Council: Somerset

Council Tax Band: E

Heating: Oil central heating

Services: Mains electricity and water. Private septic tank drainage. A new septic tank was installed in 2023 (10-year guarantee).

Tenure: Freehold



Motorway Links

- A36, A303
- M4, M5



Train Links

- Bath, Bradford on Avon, Frome,
- Warminster and Westbury



Nearest Schools

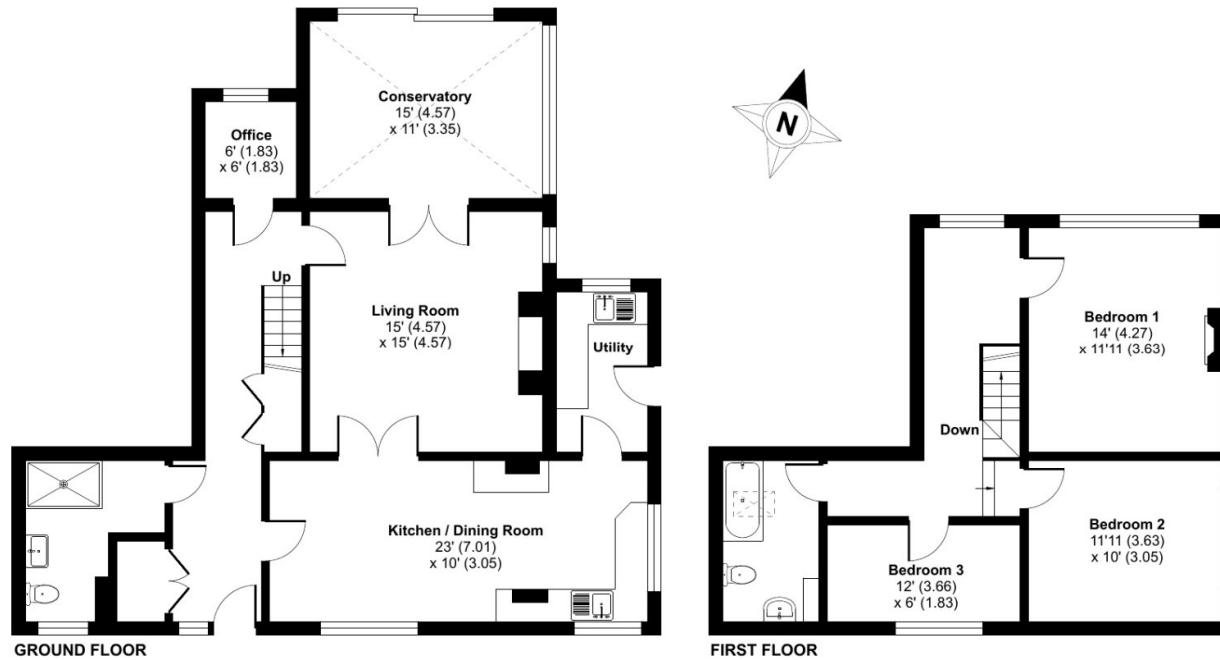
- Hemington, Beckington, Bath, Bruton
- Norton St Philip, Frome and Wells



Windy Ridge, Turners Tower, Radstock, BA3

Approximate Area = 1574 sq ft / 146.2 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1079668

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