



Vereker House, Pitcot Lane, Stratton On The Fosse BA3 4SX

£850,000 Freehold

COOPER
AND
TANNER



The Barn, Pitcot Lane Stratton On The Fosse BA3 4SX

 4  2  3 EPC E

£895,000 Freehold

Description

An exceptional four/five bedroom country home, recently extended and fully renovated with breath-taking views and offered with no onward chain. The property has been beautifully enhanced and improved by a well respected local craftsman to a high standard throughout making the best use of the space, views and the abundance of natural light.

Upon entering the home is a spacious and light hall with vaulted ceiling, ample space for shoes and coats and a door leading into the main focal room of the house. Running the width of the property is a spacious open plan kitchen/dining/sitting room with windows on all four sides and views over the garden with countryside in the distance. The kitchen comprises a range of fitted units with soft close doors and topped with stone and wooden worktops, built-in electric appliances and breakfast bar. The formal sitting/dining area features wooden floors, a door opening out to the patio and gardens and a chimney with an inset wood burner.

Adjacent to the kitchen is a utility room, a marvellous area to close away from the

open plan living accommodation with plumbing for white goods and ample space for storage.

A step down from the kitchen/dining/family room is a sitting room, a lovely room for comfy furniture with a dual aspect view over the gardens and a Juliette balcony which opens up to stunning views over open fields and woodlands.

From the sitting room stairs lead down to an additional reception room which could equally be used as a games room, home office or fifth bedroom. The room is spacious in size and has a door opening to a hall which in turn provides access to a downstairs shower room and out to the gardens.

To the first floor of the house are four bedrooms, all of which having spectacular views over the gardens and countryside with the main bedroom having the benefit of an en suite shower room. There is an additional bathroom on the first floor which also comprises a bath, separate shower, toilet, wash hand basin and heated towel









Outside

The gardens can be found at the rear of the property facing a southerly direction benefitting from the sun all day long. Within the garden area several different areas to sit and enjoy the views with a patio area being perfect for outside furniture and entertaining. The majority of the garden is laid to lawn with mature fruit trees, shrubs and lavender bushes. A gravel driveway provides parking for three to four cars leading to a large double garage and store room behind.

Location

The pretty village of Stratton-on-the-Fosse, famed for Downside Abbey and Downside Public School is close to Bath, Wells and Bristol and makes an excellent base from which to explore the surrounding area. The village is situated in the beautiful Mendips with fabulous walks and many historic houses, gardens and visitor attractions nearby including Cheddar Gorge, The Roman Baths, Wookey Hole Caves and Wells Cathedral. Bath is situated 12.5 miles

North East, Wells 10 miles to the East and Bristol 20 miles North with the A303 trunk and M5 motorway/M4 motorway within approximately half an hour of Stratton on the Fosse. Nearby, 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 15 miles away and easily accessible.



Local Information Stratton On The Fosse

Local Council: Mendip

Council Tax Band: G

Heating: LPG central heating

Services: Private drainage, mains water and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

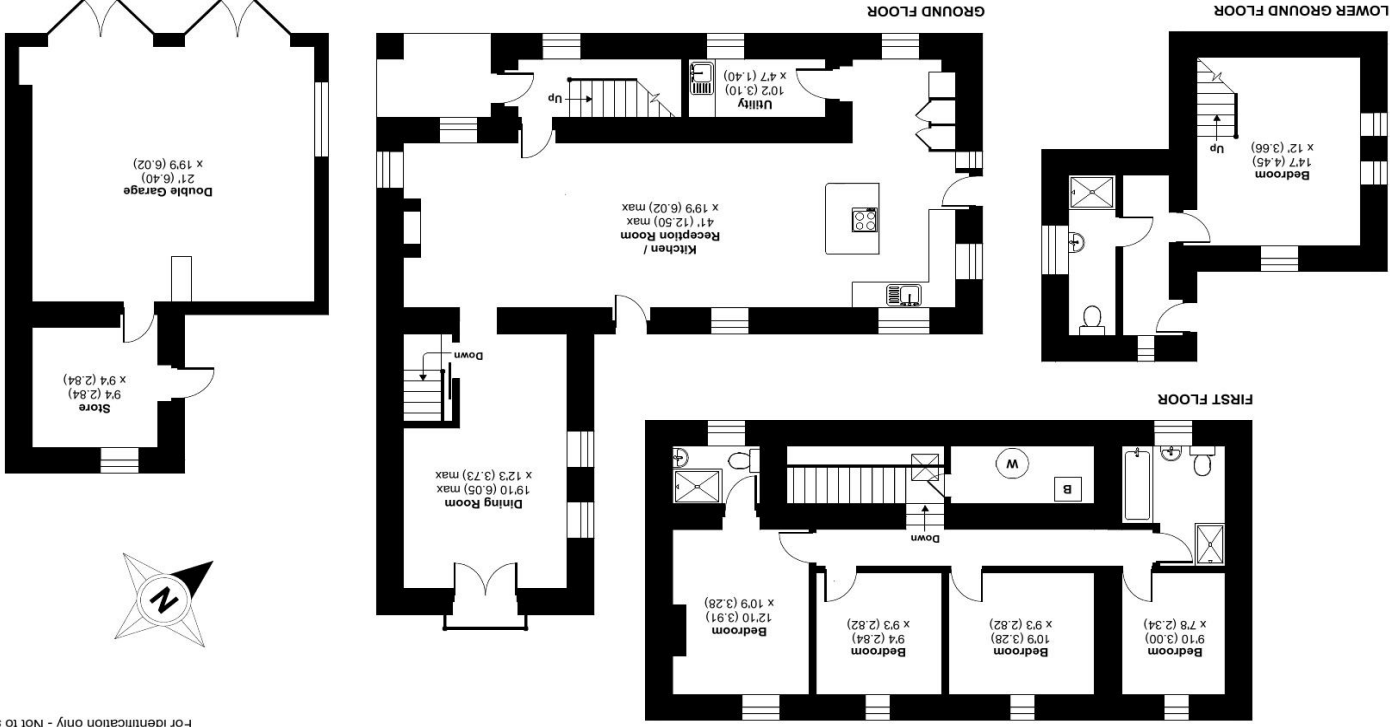


Nearest Schools

- Stratton On The Fosse
- Midsomer Norton
- Bath & Wells

Pitcot Lane, BA3

Approximate Area = 2059 sq ft / 191.3 sq m
 Garage / Store = 525 sq ft / 48.7 sq m
 Total = 2584 sq ft / 240 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). © nldhecom 2024. Produced for Cooper and Tanner. REF: 1160243



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