

24 Sunnyside

Main Street, Farrington Gurney, BS39 6UN

COOPER
AND
TANNER



Offers in Excess of £275,000 Freehold

Set at the end of a row of terraced houses is this two bedroom miners cottage in need of updating and refurbishment. It offers huge potential as it benefits from having gardens, a large garage and workshop along with an additional 0.6 acres of land. EPC:F

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 3  2  1 EPC F

£275,000 Freehold

DESCRIPTION

Set at the end of a row of terraced houses is this two bedroom miners cottage in need of updating and refurbishment. It offers huge potential as it benefits from having gardens, a large garage and workshop along with an additional 0.6 acres of land.

A garden room wraps around two sides of the property and allows plenty of natural light in. From the garden room, a door leads into the kitchen which has a range of wall and base units with space for a fridge and washing machine. The electric cooker is presently situated in the utility room but this could be reconfigured, if desired. The sitting room is spacious offering ample room for armchairs and a sofa with a rear aspect looking over the garden and a back door giving access to the rear garden.

An open staircase leads from the sitting room, up to the bathroom and two double bedrooms. The fully tiled bathroom was refitted three years ago and comprises; a good sized walk-in shower, toilet, wash hand basin and heated towel rail. The larger of the two double bedrooms is at the rear and has views over the gardens while the front bedroom has an outlook over the neighbouring allotments. Both bedrooms benefit from fitted wardrobes. From the landing there is access via a loft ladder to the attic room which generous in size and has a Velux window.

OUTSIDE

Outside there is parking for two or three cars along with a huge garage with up and over door. This is split internally in two halves with garage access from the front and workshop access from the rear. A footpath leads around the house past a small area of lawn to the rear garden. This consists of a rockery and a variety of plants and shrubs.

To the rear of the workshop is a metal kennel and an old vegetable patch along with a few trees and more shrubs, this in turn leads to the parcel of land which measures over 0.5 acres. There is an old caravan and wooden shed on site and it's bordered by a post and wire fence. It really is a blank canvas for a new owner to put their own mark on.

It is extremely rare to find a property with this much potential and also with this amount of land so really should be viewed at the earliest opportunity.

LOCATION

Farrington Gurney is a rural village situated between Wells, Bristol and Bath. The village benefits from a public house, primary school, farm shop with café and playbarn, along with a memorial hall.

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 16 miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 10 miles away and easily accessible.

VIEWING

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

DIRECTIONS

From Wells take the A37, signposted to Bristol, to Farrington Gurney. At the traffic lights turn right onto the A362 and continue through the village passing 'Spice Dunes' Indian restaurant on the right. Continue for a further 200m and there is a small turning on the right, just before open fields, into Sunnyside. Number 24 can be found a little further down on the right.

AGENTS NOTE: The neighbouring properties have a "Right of Access" to use the path around the property.

REF:WELJAT08032022





Main Street, Farrington Gurney, Bristol, BS39

Approximate Area = 1022 sq ft / 94.9 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

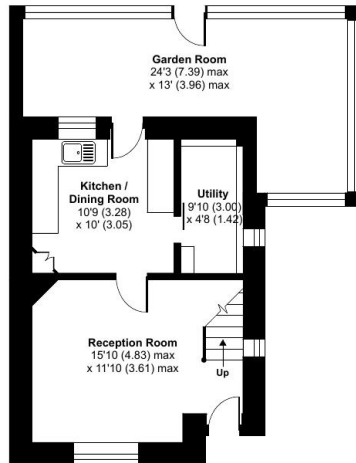
Outbuilding = 650 sq ft / 60.3 sq m

Total = 1720 sq ft / 159.7 sq m

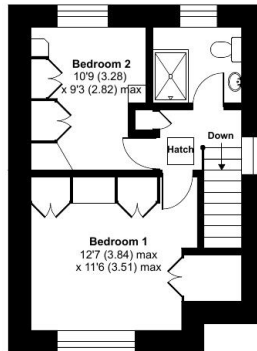
For identification only - Not to scale



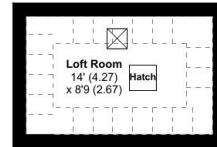
Denotes restricted head height



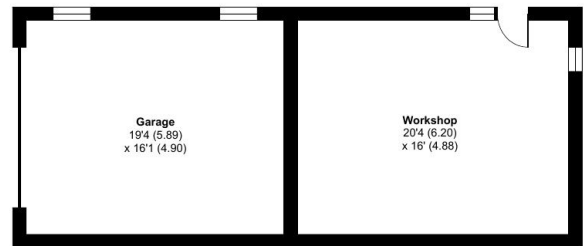
GROUND FLOOR



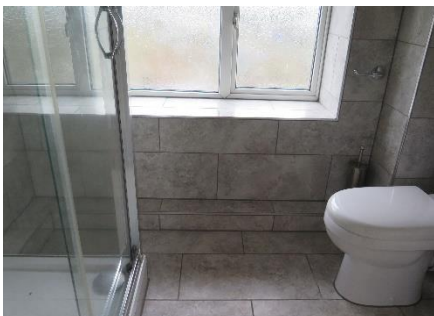
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Cooper and Tanner. REF: 812986



WELLS OFFICE

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