



7 The Granary, High Street, Oakhill, Radstock, BA3 5FH

£415,000 Freehold

COOPER  
AND  
TANNER







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 5  1  3 EPC C

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## DESCRIPTION

A splendid five bedroom residence situated within an exclusive gated development of former Granary buildings, in the heart of the ever-popular village of Oakhill. The property offers the perfect balance of modern convenience and character features and is laid out over three floors with the main living accommodation on the first floor. A walled parking for one car with further on street parking readily available at the front of the property.

Upon entering the property, via a covered inset porch, is the welcoming entrance hall with oak plank floor, traditional style radiator and recessed spotlights. The entrance hall leads to three of the five bedrooms, the utility room, a shower room and a large walk-in cupboard housing the Vaillant combi-boiler and offering space for coats and shoes. Within the cupboard is a door leading to a good size understairs cupboard, offering further storage space. To the front, is a double bedroom with a dual aspect and a built-in wardrobe. Across the hall is a second double bedroom with window to the porch and a built-in wardrobe. The shower room with oak floor, comprises; a corner shower cubicle, WC, wash basin and has honey coloured travertine tiling. The utility room has a range of country style units, Belfast sink and space and plumbing for both a washing machine and tumble dryer. At the far end of the hall, double doors open to a spacious, double bedroom with a quirky triangular shape and a Velux window.

Stairs rise to the first floor and traditional ledge and brace double doors lead into the open plan living space. This generous 'L' shaped room, which benefits from a triple

aspect and oak floors, naturally divides with a sitting room at one end and a dining area at the other. The sitting area has plenty of room for comfortable seating, a dual aspect with an opaque window to the side and a fully glazed end wall with French doors leading out to the walled courtyard garden. The dining area can comfortably accommodate a table to seat eight to ten people and has a window to the front and double doors to the kitchen. The well-appointed kitchen has a good range of country style cabinets, a Belfast sink, granite worktops with built-in drainer, an integrated oven, gas hob, extractor hood. along with space for both a dishwasher and freestanding fridge freezer. A second door leads back to the first floor landing.

Stairs lead up to the second floor and two further bedrooms. To one side is a spacious double with vaulted ceiling, two conservation roof windows, built-in cupboard with shelf and hanging space along with an ensuite bathroom comprising, bath with traditional taps and hand-held shower, WC and wash basin. Across the landing is a generous double bedroom again with vaulted ceiling and having a built-in double wardrobe, two conservation roof windows, both with cills/shelves beneath and an ensuite shower room. The shower room, with vaulted ceiling and conservation roof window, comprises; WC, wash basin, glazed shower enclosure and traditional style radiator.

## OUTSIDE

Electric gates open into 'The Granary' where the property can be found immediately on the left, a gravel driveway offers a parking space for one car. From the parking area,















### OUTSIDE (continued)

a pedestrian wooden gate opens into the front garden, again laid to gravel, for ease of maintenance. The south west facing garden is enclosed on two sides with natural stone walls with wooden fencing to the third, in one corner is a curved raised bed planted with mature shrubs. There is a wooden shed and plenty of space for outside furniture.

Accessed from the sitting room, on the first floor, is a walled courtyard garden. This wonderful space is a sun trap during the summer months and offers a lovely private spot for indoor/outdoor living with space for outdoor furniture and entertaining. Within one of the walls is a brick arch with opaque window to the side.

### LOCATION

The pretty village of Oakhill lies to the eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, five miles from Wells and four miles from Shepton Mallet. The nearby main line rail links are situated at Castle Cary, Bath and Bristol. There is also a regular coach service from Shepton Mallet to Hammersmith. The village enjoys a varying range of different age and style of properties with many period and individual homes. Within the village there is a doctors' surgery, churches, village hall and recreation field and a public house. Oakhill boasts an excellent primary school whilst secondary schools are within easy reach. In addition, The Cathedral School at Wells,

Downside at Stratton-On-The-Fosse, All Hallows at Cranmore, Kings, Bruton School and Millfield at Street are also easily accessible.

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.

### MANAGEMENT FEE

An annual management fee of £105.50 pcm (£1266 per annum) is payable for the maintenance of communal areas and other facilities including the electric gates.

### VIEWING

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

### DIRECTIONS

From Wells proceed to Shepton Mallet and take the A37 signposted to Bristol. Then take the A367 signposted to Bath. Continue for approximately half a mile to the village of Oakhill. You will see 'The Oakhill Inn' on your right, turn left opposite the pub into the High Street. Continue for 200m and The Granary can be found on the left.

REF:WELJAT16022024



#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** F

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Bath Spa
- Bristol Temple Meads

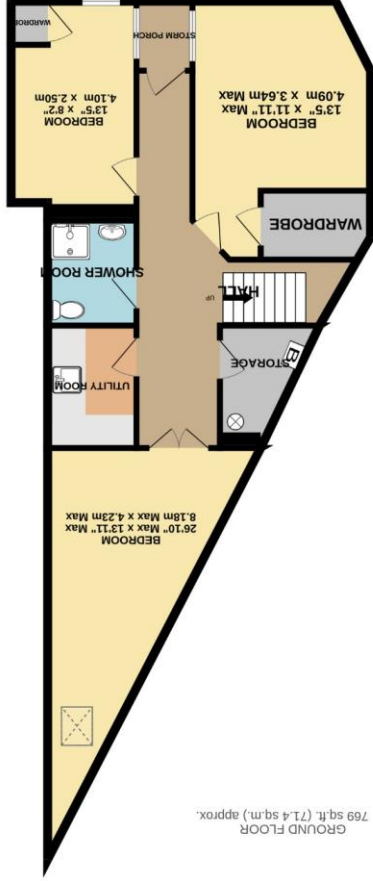


#### Nearest Schools

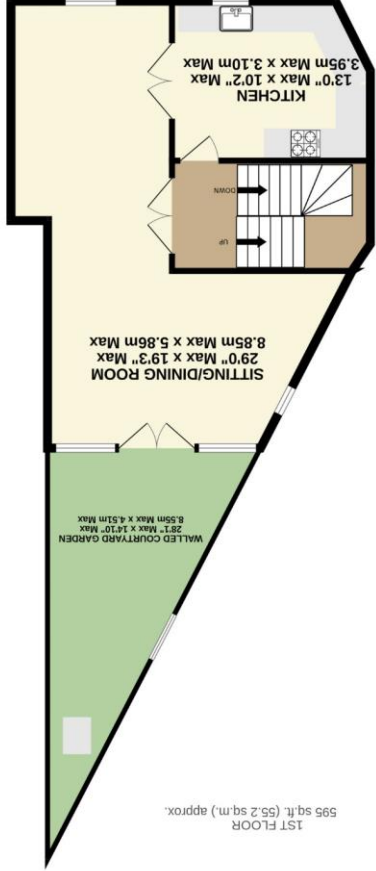
- Oakhill (Primary)
- Wells, Shepton Mallet & Midsomer Norton (Secondary)



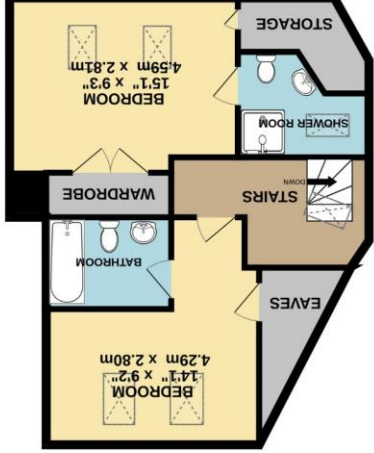
GROUND FLOOR (71.4 sq.m.) approx.



1ST FLOOR (55.2 sq.m.) approx.



2ND FLOOR (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1953 sq.ft. (181.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### WELLS OFFICE

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