



Ivy House, Nettlebridge, Oakhill, Radstock BA3 5AB

£725,000 Freehold

COOPER  
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**£725,000 Freehold**

## Description

A charming, four bedroom, detached character cottage bursting with period features and charm throughout, located within the sought after hamlet of Nettlebridge between the villages of Stratton on the Fosse and Oakhill.

The property benefits from a double car port with car charging point, numerous outbuildings, good size gardens and enjoys views across the valley towards Harridge Woods.

Ivy House dates back to the early 1800s and has been extended upon over the years to create a wonderful family home with the current owners being in the property for over 30 years. In brief the accommodation comprises an entrance hall with wooden staircase rising to the first floor with original tiled flooring, a dual aspect sitting room with bay window overlooking the garden, feature red brick fireplace with open grate and York stone hearth, exposed wooden floorboards and beams.

From the hall steps up lead into the 23ft kitchen/breakfast room with a range of wall and base units with worktops over, built in double oven

and hob with space for appliances, feature inglenook fireplace with wooden surround and Rayburn fitted. There is a door to the front of the property and a door with steps down into the study which is located to the rear of the property and is a good size with an additional staircase rising to the first floor.

To complete the ground floor there is a spacious utility/boot room and a downstairs WC.

To the first floor there is a spacious landing area with the main bedroom being dual aspect and has an en-suite bathroom. In addition to the first floor, there are three further bedrooms and a spacious family bathroom.

Internal viewing comes highly recommended to fully appreciate what this property has to offer.

















## Outside

The property is approached through a five bar wooden gate leading on to a sweeping gravelled driveway which leads to the double carport, workshop and parking area. The gardens are split into different sections and are predominantly laid to lawn with established hedging and fencing encompassing the gardens. There are numerous sheds and an attached outbuilding providing good storage facilities and also being used as a gym. In addition there is a separate summerhouse which has power and overlooks the gardens and views beyond and is currently being used as an office. Within the gardens there are a number of mature flowerbeds and borders housing a selection of plants and shrubs and there is also a feature pond. There is access to the rear of the property which is gravelled.

## Location

Nettlebridge is a delightful hamlet nestled between the villages of Stratton on the Fosse and Oakhill. Stratton on the Fosse is a village and civil parish located on the edge of the Mendip Hills. Stratton on the Fosse straddles the Fosse Way, an ancient Roman Road which linked the cities of Lincoln and Exeter. It is the home of The Abbey Church of St Gregory the Great known as Downside Abbey and Downside Public school. The local pub is called The Kings Arms Inn and there is a village hall. The village of Oakhill also offers a superb primary school, village shop, village hall and a public house. Access to Bath, Bristol and Wells are within easy reach with good road links. From Bath there is a mainline train station with links to London Paddington.



### Local Information Nettlebridge

**Local Council:** Mendip

**Council Tax Band:** E

**Heating:** Gas central heating

**Services:** Private drainage, mains water and electricity.

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Bath Spa/Castle Cary
- Bristol Temple Meads

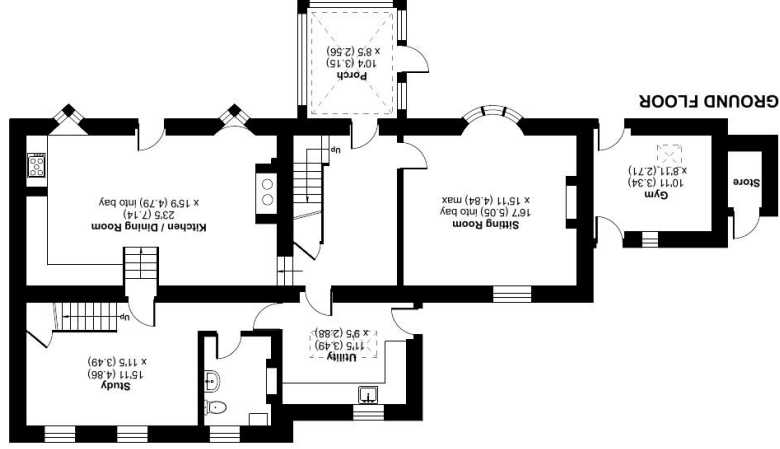
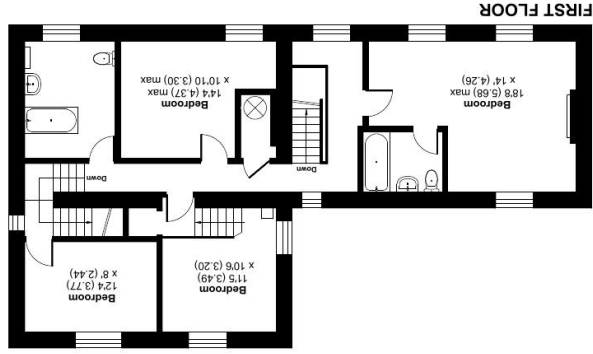


#### Nearest Schools

- Oakhill
- Midsomer Norton and Wells

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Approximate Area = 2268 sq ft / 210.7 sq m  
Outbuildings = 118 sq ft / 10.9 sq m  
Total = 2386 sq ft / 221.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. REF: 1233158  
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