

# Church Hill

Lower Writhlington, BA3 5TZ

COOPER  
AND  
TANNER



**£650,000 Freehold**

An exciting opportunity to purchase a substantial four-bedroom, detached family home set in peaceful countryside with impressive grounds and ample parking, just 15 minutes' drive of Bath City Centre.



# Church Hill

## Lower Writhlington

### BA3 5TZ

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## £650,000

#### LOCATION

An impressive modern family house set in Lower Writhlington, a peaceful rural hamlet of just five detached houses. The Colliers Way cycle path, which runs through the Wellow Brook valley, stretches from Midsomer Norton to Bath and Frome, and is but a short walk/cycle away. There are many scenic footpaths for walking enthusiasts and dog lovers, where you can connect yourself with nature. There are stunning views from within the house and the extensive gardens, which extend to 0.5 acre approximately.

The property offers a perfect balance of seclusion and privacy, with convenience. It is situated approximately six miles from the city of Bath and the charming town of Frome. It is also about sixteen miles to the cities of Bristol and Wells. There are a variety of facilities within easy reach including gyms, golf courses and the prestigious Babington House.

#### DESCRIPTION

On the ground floor the entrance hall leads to a double aspect sitting room with log burner. There are French doors which open onto the private rear terrace and also has an impressive view onto the valley.

Next to the sitting room is an office/study. This room looks out onto the terrace and pretty, well stocked garden.

The stylish, large and contemporary kitchen/dining room is at the heart of this family house. It is well equipped with an induction hob, double oven and built-in microwave. The French doors open out onto the rear terrace.

Leading from the kitchen there is a boot room with its own entrance and Utility room with sink and plumbing for a washing machine.

There is a 'family snug' which could be used as a fifth bedroom or sitting room. This leads to a large versatile room presently used as a gym and music room. There is potential to create a second storey extension subject to obtaining the necessary planning consent. This and the snug would provide an independent living area. Also on the ground floor is a W.C.

Stairs from the hallway take you to a spacious landing area giving access to four double bedrooms: one with en-suite. There is also a family bathroom.

#### ADDITIONAL INFORMATION

Mains electricity and water connected. Private drainage and LPG heating.

#### OUTSIDE

The property is approached via a sweeping driveway. There is ample room to park several vehicles. A small front lawn looks out onto the valley, a perfect spot for a quiet cup of tea.

The rear of the property is secured by a 5-bar gate to the east and gated lean-to storage area to the west. The very private terrace runs the length of the house.

The tiered gardens are accessed by two sets of steps which are at either end of the terrace, and which take you to, firstly a lawn with two raised beds and then onto the main lawn which includes fruit trees and decking area with summerhouse. The summerhouse has an electricity supply, and the garden has ample lighting for those barbeque evenings. Here you can sit and relax and watch the sun go down over the stunning valley.





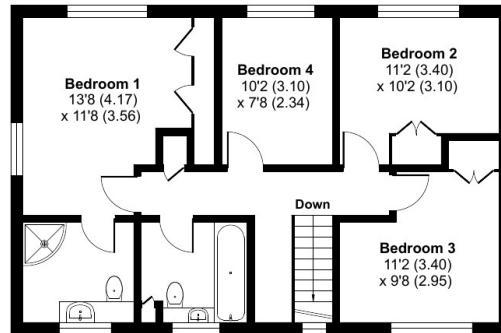




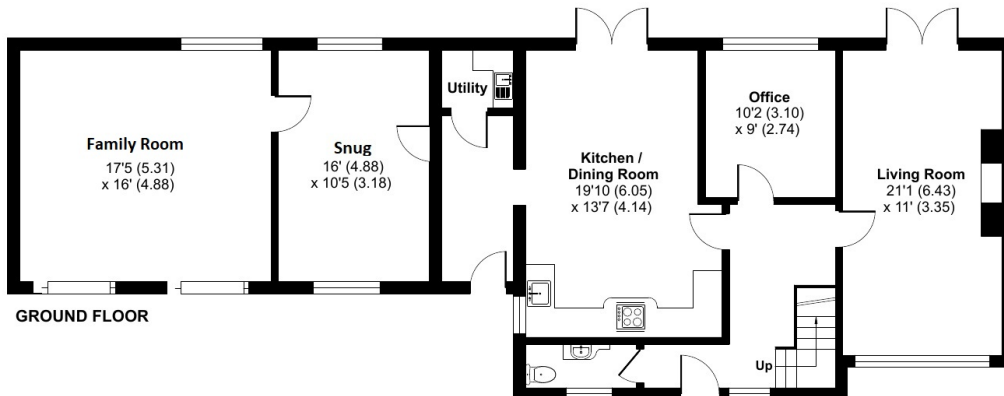
## Church Hill, Writhlington, Radstock, BA3

Approximate Area = 1983 sq ft / 184.2 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1002202

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