

Hollybrook House,

Stoke St Michael, BA3 5JU



£625,000 Freehold

An outstanding and spacious detached 4 bedroom family home set on the edge of the village. The light and airy versatile accommodation will suit modern family living with mature gardens, ample parking, garage and outbuilding.

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 4  2  3 EPC D

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DESCRIPTION

A single track lane leads to the gated driveway which provides parking and turning. The front door opens into an entrance porch which leads on into the spacious entrance hall with a range of fitted storage cupboards, tiled floor, staircase to the first floor and doors to principal rooms. The sitting room has a large bay window with window seat, a fireplace and French doors to the rear garden. The open plan kitchen / dining / family room provides a super space for everyday living and entertaining. The kitchen is fitted with an extensive range of units with work tops incorporating a single bowl, an integrated dishwasher, fridge / freezer, ceramic hob, double oven, canopy and underfloor heating. This light and airy room enjoys views over the rear garden and has a separate dining and family areas. Adjoining this room is the utility room fitted with modern units, incorporating fridge / freezer, plumbing for washing machine, sink unit and door to rear garden. There is a downstairs cloakroom and completing the accommodation on this floor is a second reception room currently used as a study.

On the first floor the spacious landing gives access to the four good sized bedrooms. The master bedroom has a range of built in wardrobes, a dressing table and access to the adjoining bathroom fitted with a modern suite. The family shower room comprises a walk in shower with screen, wash hand basin and low level wc. Bedroom two has an ensuite shower room, fitted with a modern suite of wash hand basin set into vanity units, low level wc and twin shower cubicle.

Council Tax Band E



OUTSIDE

A brick pavia driveway provides parking / turning and gives access to the detached garage. The mature rear gardens comprises a terrace running along the width of the property, (ideal for entertaining), a lawn planted with a variety of shrubs, and a path leading to the detached garage and outbuilding currently used as a "club house" but could have a multitude of uses. Both buildings have power and light. The garage has an electric roller door.

ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected.

LOCATION

Stoke St Michael lies to the Eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, Wells, Shepton Mallet and Frome. The nearby main line rail links are situated at Castle Cary, Frome, Bath and Bristol. The village has an activity community and everyday needs are catered for in the Post Office/Village stores, primary school, village church, village public house, and primary school.

DIRECTIONS

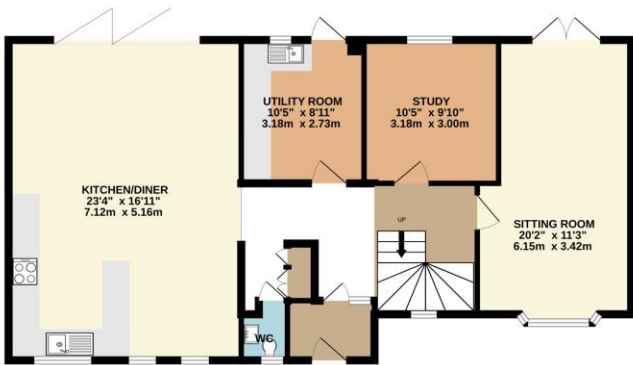
From the A376 on entering the village of Oakhill, turn right signposted Stoke St Michael. Continue for approximately 2 miles into the village of Stoke St Michael. Travel past the Post Office / general store and into the centre of the village. At the mini roundabout turn right into the single track unmade lane. The property will be seen on the right hand side.







GROUND FLOOR



1ST FLOOR



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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