

St Marys Rise

Writhlington, Radstock, BA3 3PD

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TANNER



£425,000 Freehold

A beautifully presented and modernised four bedroom detached family home offering superb rural views of open countryside to rear and positioned on the edge of Writhlington close to schools. The property benefits from driveway parking, a single garage and good size gardens to the front and rear. Viewing recommended.

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DESCRIPTION

A beautifully presented and modernised four bedroom detached family home offering superb rural views of open countryside to rear and positioned on the edge of Writhlington close to schools. The property benefits from driveway parking, a single garage and good size gardens to the front and rear. In brief the accommodation comprises an entrance hall with stairs rising to the first floor, downstairs cloakroom, sitting room with a bay window to the front, re-fitted kitchen with a range of wall and base units with solid oak worktops over, integrated oven, hob, extractor fan and dishwasher, dining room which is currently being used as a second sitting room with an opening into the conservatory which overlooks the garden and has access onto the decked seating area. From the kitchen there is a door which leads into a useful utility room which has fitted units and space for washing machine and tumble dryer. A door leads from here to the garden and also another door leads into the garage. To the first floor there is a good size landing with access into the attic and a storage cupboard, main bedroom with fitted wardrobes and enjoys the superb views to the rear, three further bedrooms, two of which have built in wardrobes and a family bathroom with shower over the bath. Internal viewing comes highly recommended.

OUTSIDE

To the front of the property there is a block paved driveway parking for 2 cars which leads to the integral single garage which has an electric roller door. There is an area of lawn to the front with mature bushes and encompassed by fencing. There is side access to the property which leads to the garden at the rear. The gardens to the rear are encompassed by

feather boarding with the gardens mainly being laid to lawn with a paved pathway leading to the back of the garden. There is a good size raised decked area which has access from the conservatory and utility room which is an ideal area for al-fresco dining and enjoys views to the rear across open countryside.

LOCATION

Radstock is a town in Somerset, situated approximately 8 miles southwest of Bath, and is one of the best-preserved former coal-mining towns in England having its very own Museum where you can view a range of exhibits. The town is home to Writhlington School, famous for its orchid collection, and a range of educational, religious and cultural buildings and sporting clubs. Running into the town are two routes for cyclists, the local Greenway and a section of the National Cycle Network which runs from Bath through Radstock and onto Frome and the South Coast. Nearest train stations are Bath Spa and Frome.

COUNCIL TAX BAND

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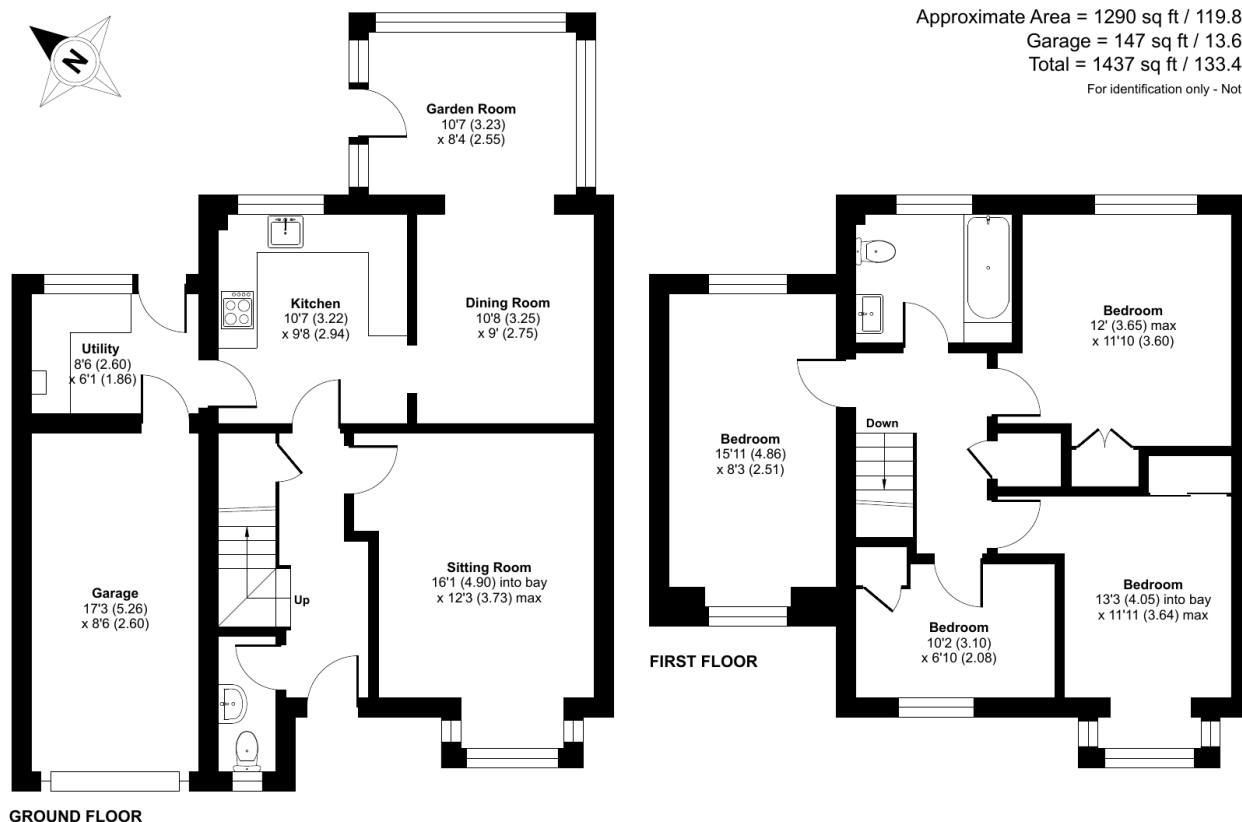
St. Marys Rise, Writhlington, Radstock, BA3

Approximate Area = 1290 sq ft / 119.8 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1437 sq ft / 133.4 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). © nitchecom 2026. Produced for Cooper and Tanner. REF: 1401555

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