

# The Pippins,

Buckland Dinham, BA11 2QN

COOPER  
AND  
TANNER



OIEO £400,000 Freehold

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A mature, detached, family size home with a good size garden, fabulous views across open countryside and a quiet and sought after edge of village position. The house is offered with no onward chain and requires a degree of modernisation.

# The Pippins, Buckland Dinham, BA11 2QN

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## DESCRIPTION

The Pippins is a well-proportioned family house with an extensive plot on a country lane in Buckland Dinham. Enjoying views across open countryside and within three minutes' drive of Frome, it really does offer the best of both worlds. Having been used as a rental investment, the house now offers a blank canvass and a wonderful opportunity for someone to make it their own.

There is a front porch, a very handy space which leads into the main front door and into the entrance hall. The living room is to the back of the house and enjoys a large window looking over the gardens and the open countryside beyond. The kitchen/dining room is an excellent, open planned, dual aspect and naturally light area which is perfect for family life and anybody who enjoys entertaining. The kitchen includes a range of wall and base units, room for appliances and ample space for a table and chairs. There is also a downstairs w.c. To the far left of the house is a very spacious garage which currently provides excellent, dry, easily accessible storage and could, subject to planning, be converted and incorporated into further living space.

On the first floor there are three bedrooms, all positioned to the rear and therefore benefiting from the fabulous views. There is one large double and two small doubles in addition to the family bathroom and separate W.C.

## OUTSIDE

To the front of the house is a gated driveway which has comfortable parking for multiple vehicles, in addition to the

garage. The gardens are predominantly to the rear and offer an area for a table and chairs and a large level lawn beyond, perfect for families with small children. There is also a large outbuilding which provides further storage.

## ADDITIONAL INFORMATION

Oil fired central heating. Mains water and electricity. No gas connected.

There are solar panels situated within the land beyond the grounds of The Pippins. These are not being sold with The Pippins however, the property will continue to benefit from the use of free electricity during the day.

## AGENTS NOTE

We have been advised that the garage roof is likely to contain asbestos.

## LOCATION

Buckland Dinham is an historic village situated in picturesque rolling Somerset countryside close to Frome. The village offers a public house and the Church of St Michael & All Angels. There are many footpaths and bridleways locally as well as the neighbouring estates of Orchardleigh and Ammerdown. The private members club of Babington House is approximately 3.5 miles away and offers extensive leisure facilities. Frome meets all day to day needs and the Georgian city of Bath is the closest city and offers a mainline high speed rail service to London (Paddington).





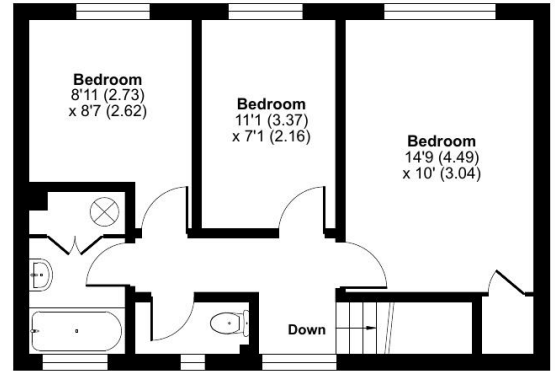
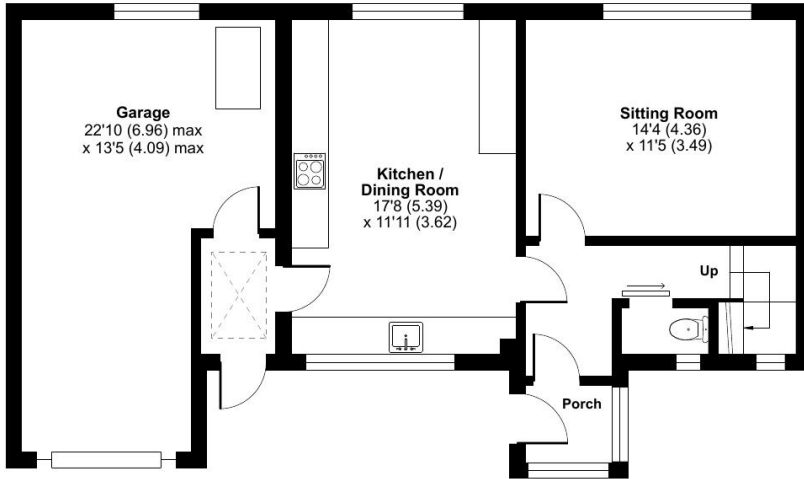
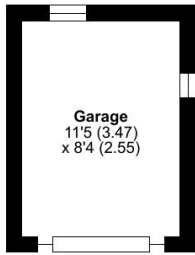
# Lower Street, Buckland Dinham, Frome, BA11

Approximate Area = 999 sq ft / 92.8 sq m

Garage = 349 sq ft / 32.4 sq m

Total = 1348 sq ft / 125.2 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2024. Produced for Cooper and Tanner. REF: 1219216



## FROME OFFICE

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