

Lynden House,

Holcombe, BA3 5QB

COOPER
AND
TANNER



Offers in Excess of £325,000 Freehold

An exciting opportunity to acquire an impressive and extensive rural building plot with full planning permission to demolish the existing house and build a new modern contemporary family home.

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 3  2  1 EPC G

Offers in Excess of £325,000 Freehold

DESCRIPTION

Lynden House offers a wealth of opportunity to create a wonderful family home in a rural location.

The property has the benefit of consent for demolition of the existing dwelling and for a replacement dwelling to be built on site. Alternatively, the existing dwelling could be renovated.

The consent (granted on the 7th February 2023. Planning reference 2022/2368/FUL) allows for the new dwelling to be sited to the east of the existing property, meaning that it will sit centrally in its garden with driveway and parking to the front. The vendors have achieved a certificate of lawfulness to confirm that the consent has been implemented and the development can, therefore, be completed at any time.

The proposed accommodation has been designed to create a versatile living space with an open plan L-Shaped kitchen, dining and family room, linked to the sitting room with double doors. These two rooms will have full height windows and sliding doors which will open onto a terrace and the garden. Also on the ground floor is a separate study, utility room and a cloakroom.

On the first floor there are four double bedrooms - with the master bedroom having an ensuite and walk in wardrobe - and the second bedroom has an en suite shower room. In addition, there is a family bathroom.

OUTSIDE

The proposed dwelling will have an enclosed garden to the front, each side and the rear.

NOTE

The vendors have commissioned a demolition report, which is available on

request and concluded that there was no asbestos on site. The garage has been removed and the materials removed from site.

LOCAL COUNCIL

Somerset Council.

COUNCIL TAX BAND

The existing property is band B.

SERVICES

Mains water and electricity are connected to the property together with a private drainage system, which will need replacing. We understand that mains gas is located close by. Potential purchasers must rely on their own enquiries with regard to the location of any services and making any connection into them.

TENURE

Freehold and vacant possession.

EPC

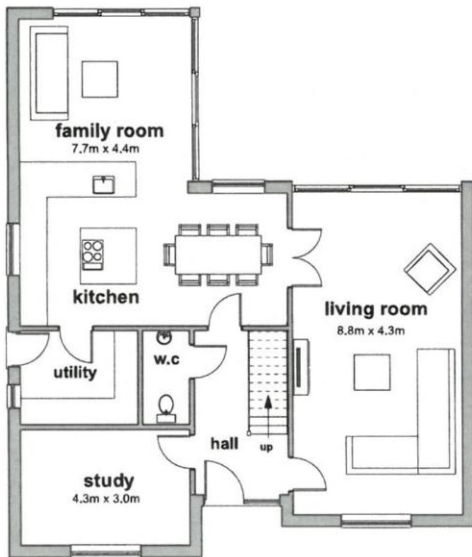
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VIEWINGS

Strictly through Cooper and Tanner.



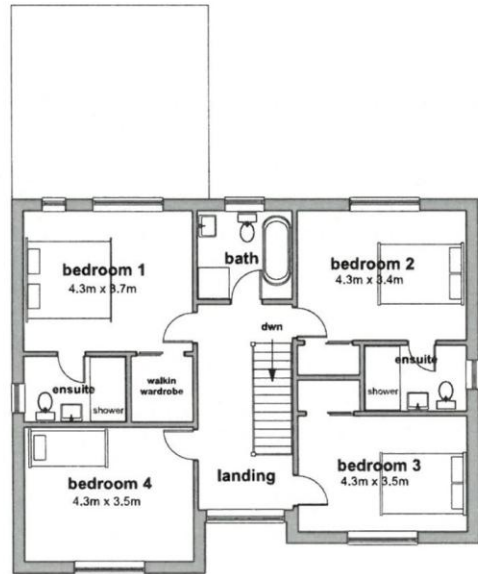
**Proposed
accommodation**



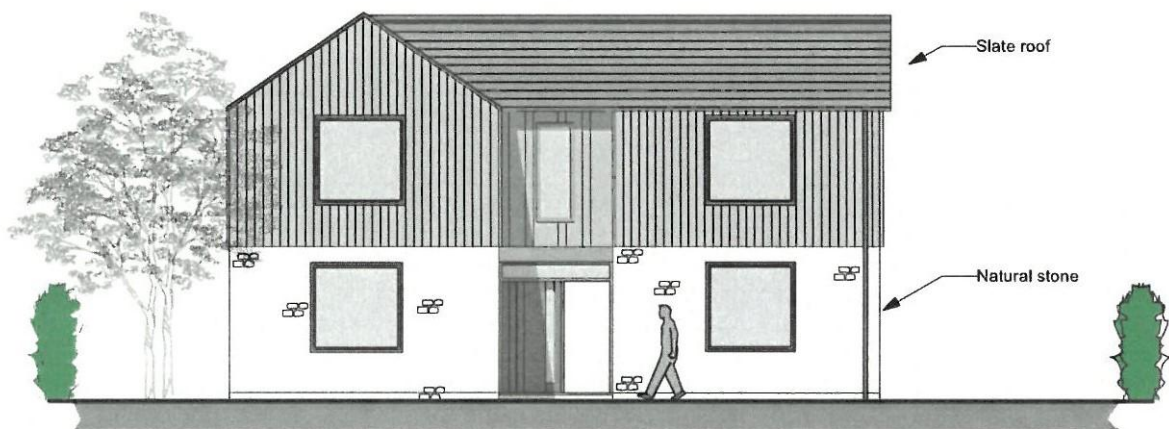
Ground Floor Plan 1:100

0 .5 1.0 2.0 3.0 4.0 5.0
1:100

Total internal floor area across both floors 212m²



First Floor Plan 1:100



South West Elevation 1:100

0 .5 1.0 2.0 3.0 4.0 5.0
1:100

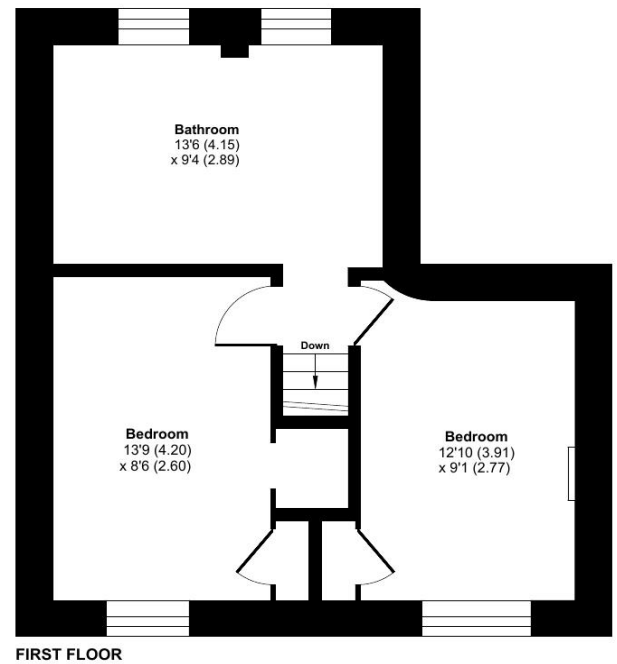
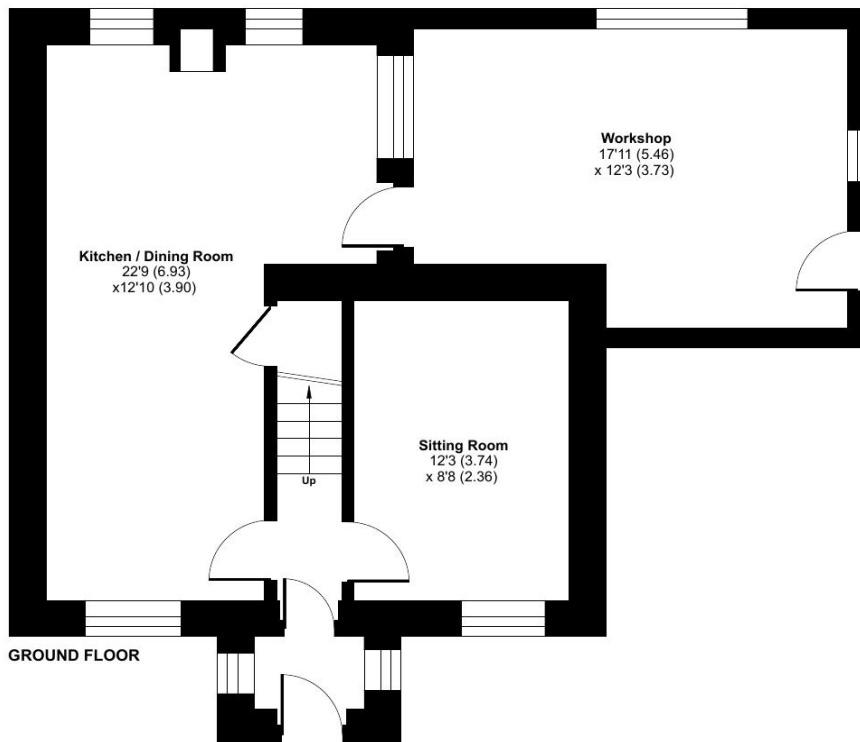
(Existing floorplan)



Lynden House, Holcombe, BA3

Approximate Area = 1035 sq ft / 96.1 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). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1278452



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