



Elmsleigh, Clapton, Midsomer Norton BA3 4ED

£825,000 Freehold

COOPER
AND
TANNER



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Description

A deceptively spacious and wonderful four bedroom detached family home located in a quiet rural location with outstanding panoramic countryside views.

The property has been extended over the years by the present owners to create a spacious and versatile property with a detached double garage and carport, driveway parking, solar panels and mature gardens to the front and rear.

Over recent years the property has been updated and modernised yet retaining its character and charm throughout which include fireplaces, flagstone and tiled floors, oak wooden latch doors and flooring.

In brief the accommodation comprises entrance hall with french doors leading out onto the paved terrace and a door to the superb open plan kitchen/dining/living space. This area is a wonderful social space having french doors out on to the terrace, a range of wooden wall and base units with granite work tops over with integrated double oven and hob, a wood burning stove and an additional door to the side garden. From the kitchen a door leads into the main hallway which has stairs rising to the first floor and doors leading

to the sitting and dining rooms. The sitting room enjoys a feature fireplace with inset wood burning stove and the dining room is dual aspect with tiled floor and feature fireplace. In addition to the downstairs there is a good size utility room, downstairs WC and a walk in pantry.

To the first floor there is a spacious landing with window overlooking the countryside to the front and stairs rising to the second floor. The light and airy master bedroom is located to the rear of the property with a door to a balcony enjoying the wonderful views over the neighbouring countryside. There is an en-suite shower room and a walk in wardrobe to the master bedroom. Bedroom two enjoys views to the front and has an en-suite shower. In addition to the first floor there are two further double bedrooms and a Jack and Jill family bathroom with separate shower cubicle.

On the second floor there is a good size study/work room with ample eaves storage.

Internal viewing comes highly recommended to fully appreciate what this property has to offer.









Outside

The property is approached via a country lane with a wooden, five bar gate leading to the driveway parking and detached double garage and carport. The detached double garage has power and light with eaves storage. A pathway from the driveway leads to the side entrance porch and gardens. There is an area of garden to the front of the property where there are lots of mature borders and flowerbeds with gravelled walkways which in turn lead to the side wildlife garden. The majority of the gardens lie to the rear of the property and are predominantly laid to lawn and encompassed by hedging. Leading from the kitchen there are french doors leading out on to the paved terraced which is ideal for al-fresco dining and entertaining whilst also enjoying the views across the neighbouring farmland and countryside. There are an abundance for trees, shrubs and bushes within the garden along with a good size vegetable garden, greenhouse, shed and potting shed.

Location

Clapton is a small village on the outskirts of Midsomer Norton. Midsomer Norton is a thriving town in the Mendip District, located only 9 miles south-west of Bath, 16 miles south-east of Bristol and 10 miles north-east of Wells. The town enjoys a wide range of local shops and amenities including supermarkets, doctor's surgery, leisure centre, numerous pubs and restaurants and a selection of excellent state schools; four primary and two large secondary. Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. For those that have school age children there is a school bus to both Chewton Mendip Primary School, in Chewton Mendip and The Blue School in Wells (secondary school). For those travelling by train, Bath Spa station (which has 1 1/2 hr direct trains to London Paddington) is situated only nine miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 9 to 12 miles away and are easily accessible.



Local Information Clapton

Local Council: Somerset Council

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains water and electricity. Private drainage

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads

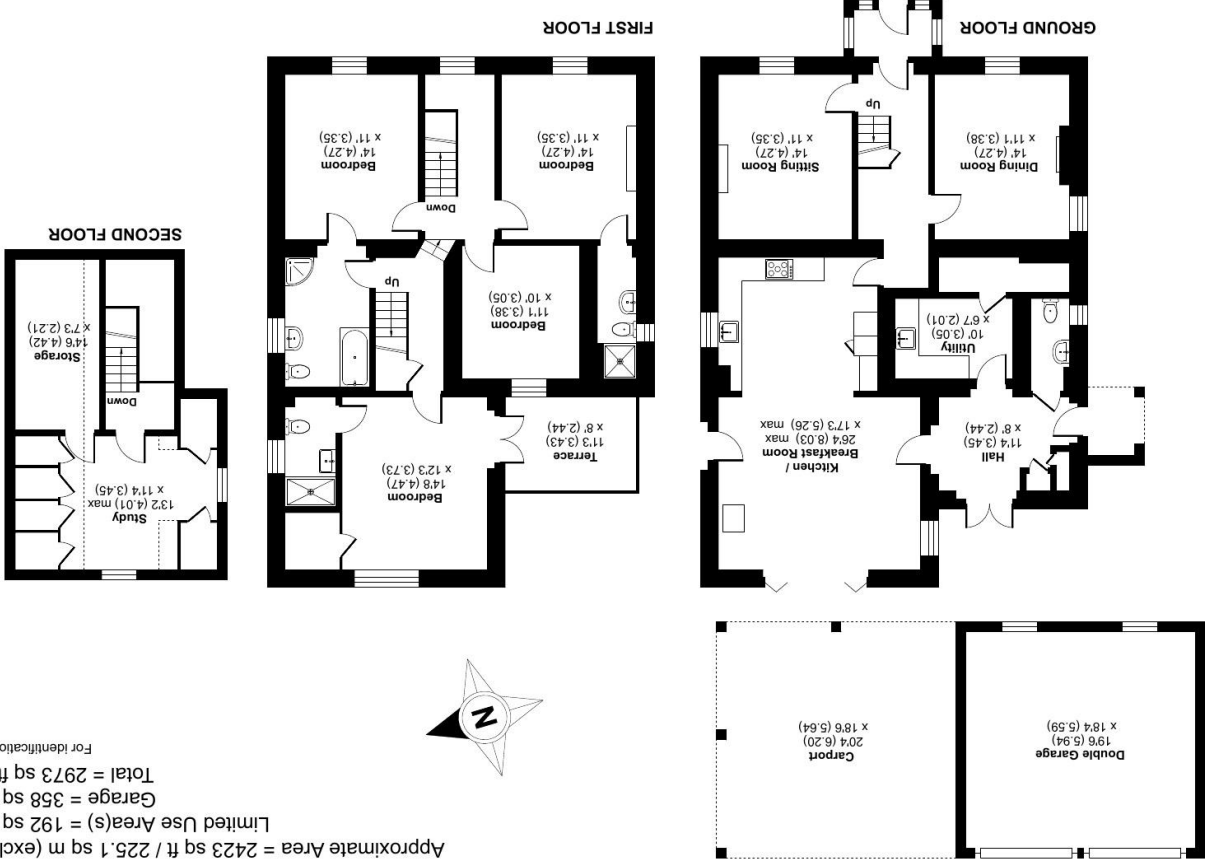


Nearest Schools

- Midsomer Norton
- Wells and Bath

Elmsleigh, Clapton, Midsomer Norton, Radstock, BA3

Approximate Area = 2423 sq ft / 225.1 sq m (excludes carport)
 Limited Use Area(s) = 192 sq ft / 17.8 sq m
 Garage = 358 sq ft / 33.2 sq m
 Total = 2973 sq ft / 276.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1135707



MIDSOMER NORTON OFFICE

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