



Orchard House, Court Lane, Corsley, BA12 7PA

OIEO £1,000,000 Freehold

COOPER  
AND  
TANNER



# Orchard House, Court Lane, Corsley, BA12 7PA

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 5  3  3  0.70 of an acre approx. EPC F

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## Description

Orchard House is a substantial, detached, family size home which has been lovingly maintained by the same family for over 40 years and now represents a very exciting opportunity for a new owner.

Throughout the property the proportions are excellent with lots of natural light and views across gardens and surrounding countryside. A light and airy entrance hall provides a very welcoming first impression.

The living room is an incredibly spacious area with triple aspect windows, an attractive wooden floor and a fireplace taking centre stage. This room has tall ceilings and enjoys great views.

The dining room is an excellent size with ample room for hosting dinner parties, entertaining and family life. The kitchen is also a great size (now requiring a makeover) and includes a range of wall and base units, space for a table and chairs and views over the front garden. There is also a large utility room, a bathroom and three large double bedrooms (the master being triple aspect with stunning views and en-suite facilities) on the ground floor.

On the first floor the current arrangement allows for a large reception room, two single bedrooms and a bathroom.

## Outside

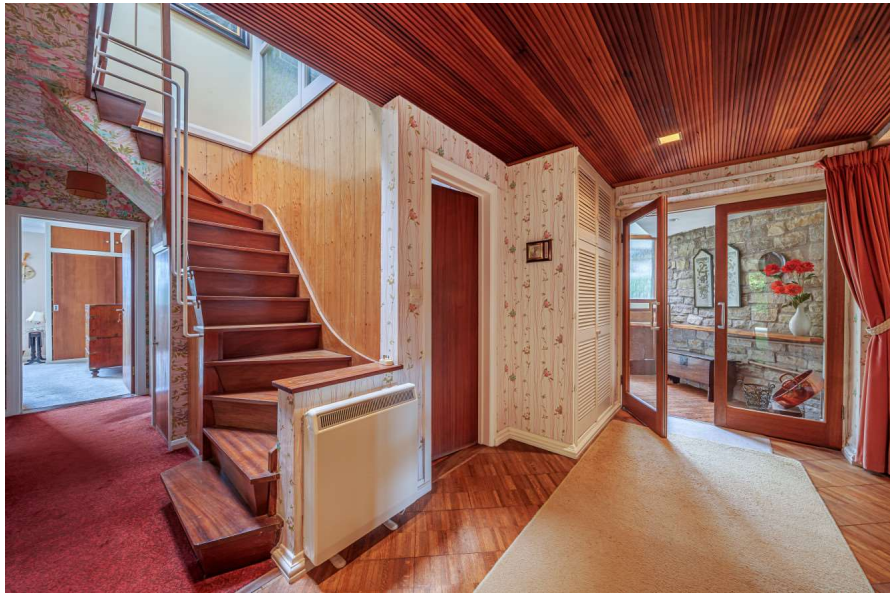
The home is accessed via a quiet country lane leading through the five-bar gate into a circular driveway providing plenty of secure parking. There is also a double and a single car port. The gardens are lovely, enjoying uninterrupted far-reaching views across adjoining open countryside. Predominantly laid to lawn, there are a variety of mature plants and shrubs that decorate the space which provide colour all year round.

## Location

The property is superbly located in this sought-after village. Corsley benefits from three public houses, village church, reading rooms, playing field and tennis courts. Warminster is located approximately four miles away and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office.

The nearby town of Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street.







Views





### Local Information Corsley

**Local Council:** Wiltshire

**Council Tax Band:** G

**Heating:** Electric heating

**Services:** Mains electricity and water. Private drainage

**Tenure:** Freehold



#### Motorway Links

- A36, A303
- M4, M5



#### Train Links

- Frome, Bath
- Warminster and Westbury



#### Nearest Schools

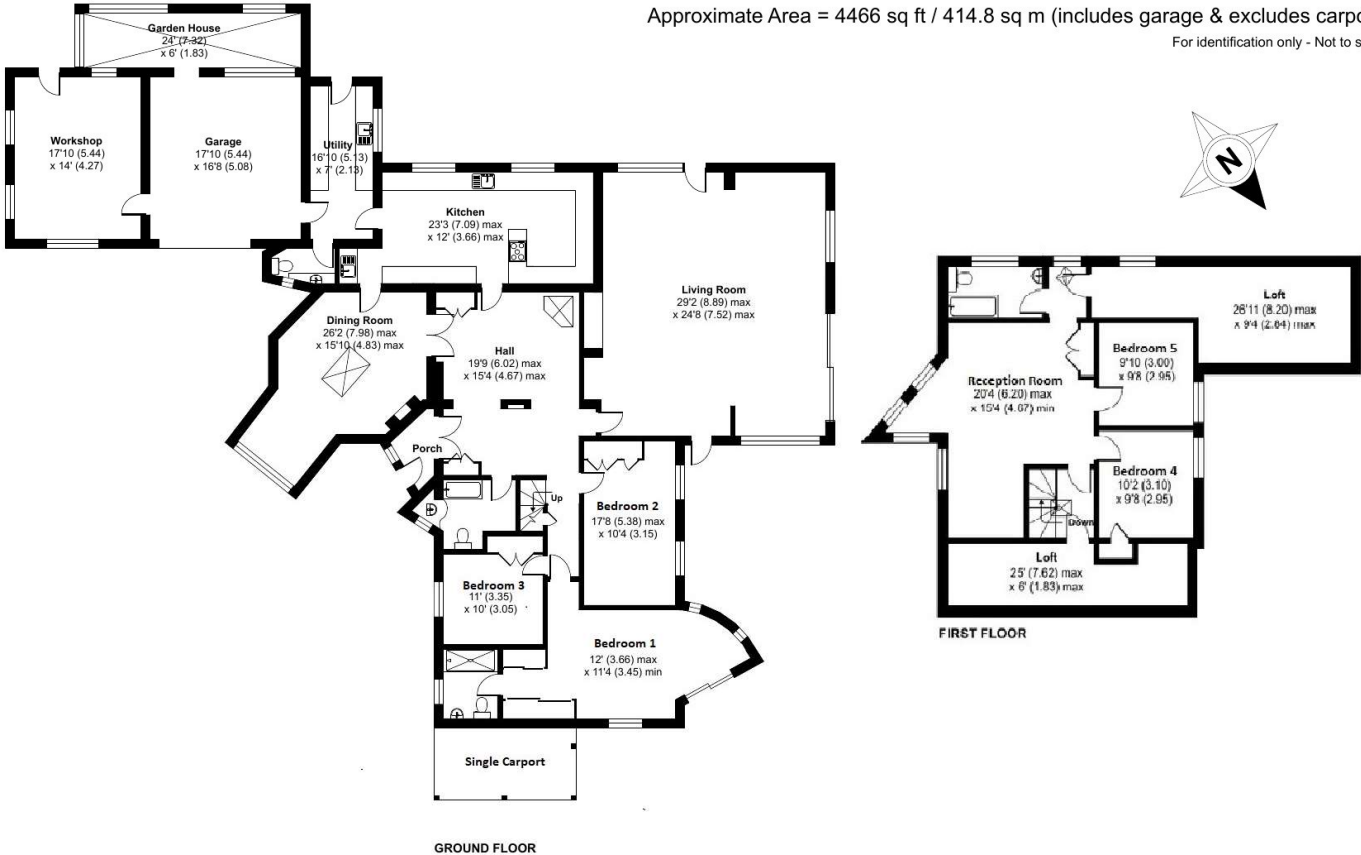
- Frome, Bruton, Bath,
- Chapmanslade and Warminster



# Court Lane, Corsley, Warminster, BA12

Approximate Area = 4466 sq ft / 414.8 sq m (includes garage & excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1013551

## FROME OFFICE

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