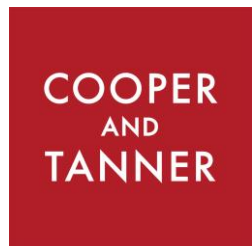




 3-4  2-3  1 EPC D

Offers Over £350,000
Freehold

2 Dalleston
Binegar
Nr Wells, BA3 4UD





2 Dalleston Binegar Nr Wells, BA3 4UD

 3-4  2-3  1 EPC D

Offers Over £350,000 Freehold

DESCRIPTION

Sitting in an idyllic spot with far reaching views across the Mendip Hills, is this beautifully presented and extended three/four bedroom house. More recently updated to a high standard, the property benefits from the option of an ultrafast Truespeed Fibre internet connection, bespoke window shutters and porcelain tiling on the majority of the ground floor. TV points are fitted in all bedrooms, the sitting room and family room.

On the ground floor this spacious property comprises; An entrance hall with coat hangers and shoe space, an open plan dining room, modern kitchen with ample storage and work surfaces, ceramic tiled floor and a serving hatch through to the sitting room. The South East facing sitting room is bright and spacious with the centrepiece of a multi-fuel wood burner.

The light and airy family room/bedroom 4 has a vaulted ceiling with dual skylights and French doors looking out to the rear garden. Leading from the kitchen is a particularly spacious utility room which houses the 'Grant' condensing combi-boiler, modern fitted cupboards, under-counter spaces with connections for a washing machine and tumble drier, as well as a further door to the rear garden. A WC with side window, hidden cistern and vanity basin, as well as further storage, is located to the side of the family room.

Stairs lead up from the open plan dining room to the first floor. The master bedroom is a good size with built-in wardrobes and features spectacular views across open countryside. The second double bedroom which also contains built-in storage space has views looking out over the stunning rear garden. The single bedroom is again a good size with a window to the side of the property. The family bathroom comprises a WC with hidden cistern, vanity unit with useful storage, a bath with overhead thermostatic dual shower control and a white PVC roof window. Above the landing is a loft hatch with fitted loft ladder.

OUTSIDE

To the front of the property is a recently built paved driveway, enclosed by a natural stone wall, providing parking for 3 cars. Indian sandstone steps and paving lead up to the front door with the front and side areas laid to gravel for ease of maintenance. A double gate to the side offers excellent access to the rear garden.

The large enclosed rear garden is approx. 150ft long and is truly breath-taking. It has been lovingly designed with a winding path

leading through the garden past a covered nature pond. There are well-stocked borders containing a vast array of plants and shrubs. Fruit trees are dotted around the garden including cherry-plum, apple and cherry. The path leads to the end of the garden where there is a large metal shed, wooden children's playhouse/further storage and an extremely large patio area.

To the rear of the house is an insulated outbuilding (7ft 2 x 7ft 6) with electricity connected, offering great potential as an office/workshop space.

LOCATION

Binegar is a small village located just 10 minutes by car from Wells and Shepton Mallet as well as being within easy access of Bath and Bristol. The village benefits from a hall, public house, café/bistro and play park with a post office/shop in walking distance. There are good bus links (via the frequent 173).

Wells is the smallest Cathedral City in England. It caters for most everyday needs with good shopping facilities, restaurants, pubs, a cinema, churches of most denominations as well as open-air markets on Wednesday and Saturdays. Schools are plentiful with the Cathedral School, The Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside School in Stratton-on-the-Fosse.

There are excellent connections to Bristol and Bath, the motorway system and Bristol Airport and rail links to Paddington from Castle Cary (about 20minutes drive away).

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

Leaving Wells on the Bath Road (B3139), continue out of the City for approximately 2 miles until Binegar is signposted on the right hand side. Take the right turn onto Whitnell Lane and continue for 1 mile. Turn left into Turner's Court Lane and follow road for 300 metres where the property can be found on the left.

REF:WELJAT30092022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: B

Heating: Oil fired central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

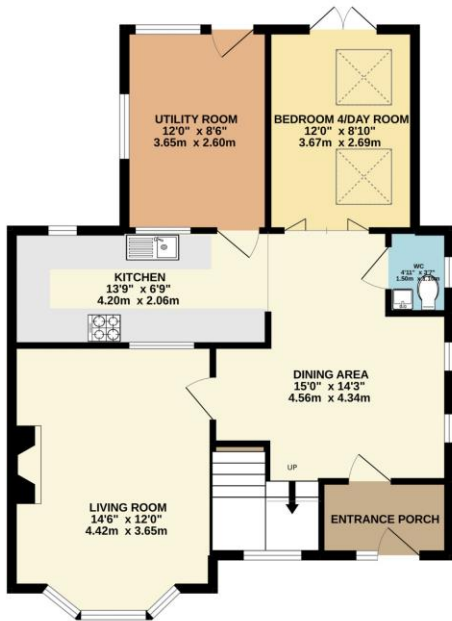
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Chilcompton
- Wells & Shepton Mallet

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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