

Providence Place

Midsomer Norton, Radstock, BA3 2LD

COOPER
AND
TANNER



£499,950 Freehold

Nestled in a tucked away location is this charming and extended, four bedroom detached family home with mature gardens surrounding the property to all sides. The property is located within easy access to the high street and schooling with benefits including a detached garage with workshop area and driveway parking. Viewing recommended.

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DESCRIPTION

A charming four bedroom detached family home located in a tucked away position and within easy access to the high street and schooling. The property has been extended over the years and provides spacious and flexible accommodation arranged over two floors with the benefits of a detached garage and workshops. area, driveway parking and enjoys wonderful gardens surrounding the property to the front, side and rear. There are 10 solar panels to the roof with 2 battery storage packs and an inverter. In brief the accommodation comprises an entrance porch with stable door which leads through into a good size sitting room with solid wood flooring, a stone fireplace with inset woodburning stove and a staircase rising to the first floor landing. A door from hear leads through to the family home with sliding patio doors out onto the garden and also has a feature stone fireplace with inset woodburning stove. From the sitting, glazed wooden doors lead into the kitchen/dining room which has a range of fitted wall and base units with space for appliances, a feature stone wall and solid wood flooring. A door leads through into an inner hall with WC and utility cupboard and access through into the conservatory with a stable door which overlooks the gardens. To the first floor there is a landing with airing cupboard, dual aspect main bedroom, three further bedrooms and a family bathroom.

OUTSIDE

The gardens to the property are the main focal point and have been lovingly landscaped by the present owners over the years to create a wonderful, well stoked and mature cottage gardens. There are numerous flowerbeds and borders with meandering pathways leading through the garden, a block paved patio area with a raised

fishpond providing a welcoming outdoor seating area, a wooden summerhouse with power and light, , garden shed, greenhouse, mature and established trees and fruit trees with a pathway leading down to the detached garage with electric roller door, workshop area and the driveway parking with EV charging point. The gardens offer a high degree of privacy and are encompassed by walling and fencing.

LOCATION

Midsomer Norton is a town situated within the attractive rural area between Bath and the Mendip Hills. It has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street. Midsomer Norton provides shopping and service industries for the surrounding areas. The town has four primary schools and two large secondary schools, and is also home to a leisure centre, and several sports clubs. The historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are many very good state and private schools in Bath and the area, with excellent private schools also in Wells and at Downside. The Bath schools include King Edwards, The Royal High School, Monkton Combe and Prior Park. The state schools in Bath and nearby Writhlington and Midsomer Norton have excellent reputations. The Mendip Hills provide a variety of leisure pursuits with horse riding, hunting, walking, cycling, diving and dry ski slopes all in the vicinity. Bath and Bristol are within easy commuting distance. Bristol Airport the M4 and M5 are all within easy reach.

COUNCIL TAX BAND

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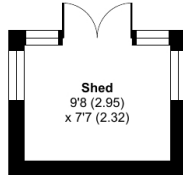
Approximate Area = 1501 sq ft / 139.4 sq m

Garage = 279 sq ft / 25.9 sq m

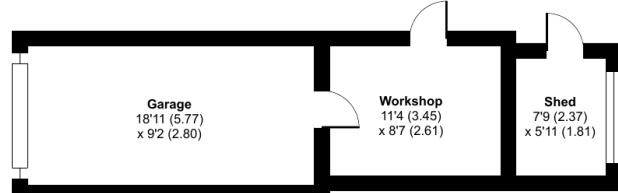
Outbuildings = 120 sq ft / 11.1 sq m

Total = 1900 sq ft / 176.4 sq m

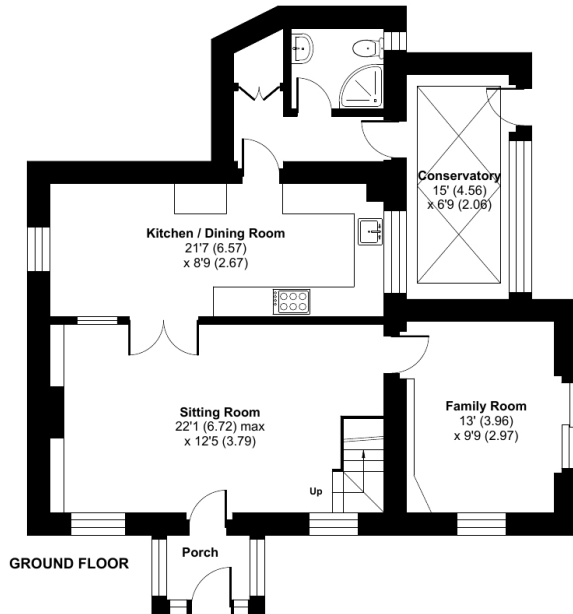
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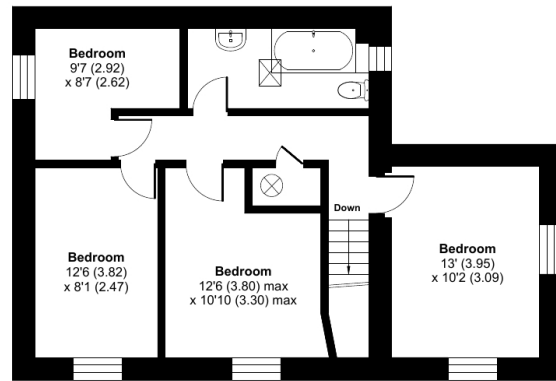
OUTBUILDING 1



GARAGE / OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1388189

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