

10 Stones Paddock, Holcombe, BA3 5EY



Offers in Excess of £500,000 Freehold

An impressive four-bedroom semi-detached house in the very popular village of Holcombe, with a generous sized and beautifully presented rear garden, plenty of parking and fantastic far-reaching views.

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Offers in Excess of £500,000 Freehold

DESCRIPTION

An impressive and elevated family home with wonderful gardens within this peaceful and sought-after Mendip village. Offered for sale with no onward chain.

As you enter the property, you are greeted by the entrance hall which gives access to both the ground floor living space and also the first-floor accommodation.

To the left-hand side of the entrance hall, you will find the spacious and family-friendly living room with gas fire, from here you can start to appreciate the far-reaching views but also enjoy easy access to the rear garden - an ideal set up for entertaining during the warm summer months. From the hallway you can access the kitchen - which is only two years old, complete with a range of neutral wall and base units and space for free-standing appliances. There is LED task lighting in this room.

From the kitchen you enter the dining room, which is filled with natural light. Our current owners have made very clever use of a quaint outside patio area to the front which would be perfect for entertaining friends and family. Also, off the kitchen, there is a good-sized utility room, which has access to the garden and the garage.

On the first floor are three bedrooms to the front of the home which enjoy the fantastic views that this house has to offer.

To the rear is a good-sized double bedroom which overlooks the garden, and the main bedroom is spacious thanks to the vaulted ceilings that the current vendor has created.

There is also a walk-in wardrobe and a good sized en-suite bathroom, in addition to the family bathroom.

OUTSIDE

The garden is fully enclosed and is predominantly laid to lawn with mature trees, patio and decked seating areas, a great sized timber summer house which could suit a variety of different uses (including home office) and a lovely fishpond which makes for a lovely focal point. There is plenty of parking to the front with space for a number of vehicles in addition to the tandem garage. The newer fencing surrounding the garden benefits from a long guarantee.

AGENT'S NOTE

This property benefits from speedy broadband - ideal for busy families or those working from home.

LOCATION

Holcombe is a popular Somerset village being within commuting distance of both Bath and Bristol. Holcombe enjoys a variety of open spaces, rural views and surroundings which underpin the whole life and character of the village. Within the village there is a beautiful church, village hall, recreation field, beauty/hair salon and two very good pubs. A wide variety of local amenities and shopping facilities can be found in neighbouring towns and villages. The busy market towns of Frome and Shepton Mallet are both under eight miles away. There are a number of excellent schools nearby (both State and Independent) including primary schools at both Kilmersdon, Leigh on Mendip and Writhlington Secondary Schools, Wells Cathedral School and Downside School.





Stones Paddock, Holcombe, Radstock, BA3

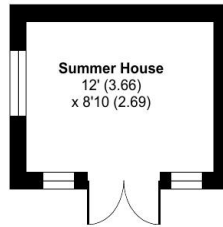
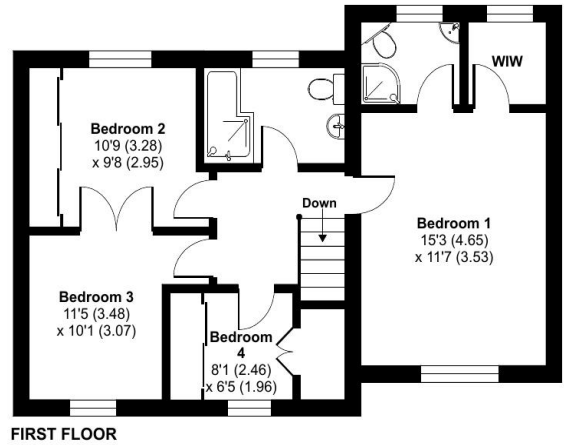
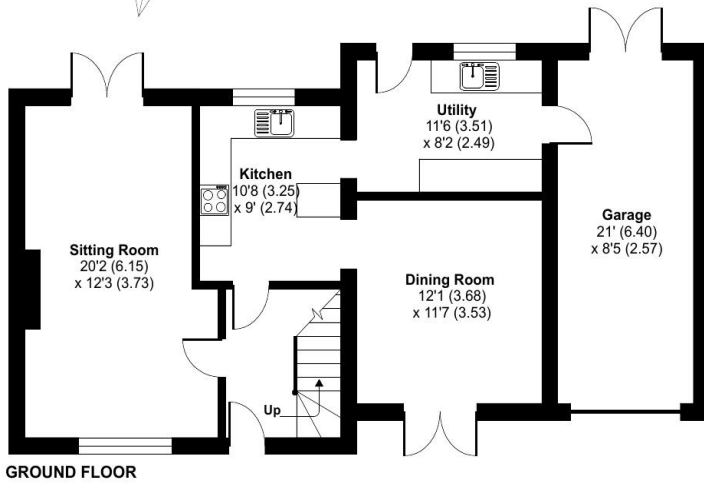
Approximate Area = 1342 sq ft / 124.7 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 1632 sq ft / 151.6 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). © nichcom 2023. Produced for Cooper and Tanner. REF: 1000085



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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