



Witheys Tynning, Lyes Green, Corsley BA12 7PA

Offers in Excess of £950,000 Freehold

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# Witheys Tynning, Lyes Green, Warminster, BA12 7PA

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## Offers in Excess of £950,000 Freehold

### DESCRIPTION

Witheys Tynnings is an exceptional, recently renovated, single-storey country home positioned along a quiet country lane with over 2500 sq ft of living space. Set in beautifully landscaped gardens with panoramic rural views, the property includes four double bedrooms, multiple reception areas, a bespoke kitchen, three luxurious bathrooms, and a separate office space & double garage.

Meticulously upgraded by the current owners in 2024, the property combines high-quality modern finishes with a spacious and versatile layout, ideal for contemporary rural living.

The house is approached via a private, gated driveway, providing ample parking and access to a detached double garage with electric car charging point. The home is on an elevated portion of the plot, set back from the lane and enjoying well established wrap-around green space.

Entry to the home is via a generous and welcoming hallway that immediately conveys the property's sense of space, light and careful proportion. The internal layout has been thoughtfully reconfigured to maximise natural light and allow for easy flow between rooms, while high-quality finishes throughout create a consistent feeling of craftsmanship and longevity. The main living spaces include a large, dual-aspect sitting room and a formal dining area, both with views across the garden. Adjacent is a spacious conservatory, currently used as a home gym, which could equally serve as a playroom or additional reception space.

The centrepiece of the home is the open-plan kitchen and informal living area, which has been designed by the owners and installed by Magnet to an exacting standard. It features solid white ash cabinetry, a central oak island and stone worktops throughout. Appliances are of a high specification, including Neff ovens (one with steam function), an integrated BOSCH dishwasher, a Quooker boiling tap and a water softener system, all chosen to ensure long-term efficiency and ease of use. A bespoke 'coffee cupboard' keeps daily appliances tucked neatly out of sight while providing a functional and stylish focal point. A discreet utility area allows the kitchen to remain an uncluttered space for cooking, dining and socialising. Aluminium-framed doors open directly from the kitchen to a wide stone patio, offering a seamless connection between indoor and outdoor living, and inviting full enjoyment of the surrounding views.

The bedroom accommodation is arranged to allow for both flexibility and privacy. The principal bedroom suite is a large, peaceful room with an abundance of natural light and views across the garden, featuring bespoke wardrobes with solid brass handles and a luxurious en-suite bathroom finished with Fired Earth tiles and high-quality fittings. Two further double bedrooms also enjoy en-suite access, with

bedroom three offering a private connection to the main family bathroom—ideal for guests. A fourth double bedroom is currently used as a home office, underscoring the versatility of the layout and its suitability for remote working. Each of the bathrooms has been individually designed and finished with care, showcasing solid brass fittings and classic materials selected for their timeless appeal.

The home benefits from an exceptionally large loft space, insulated and boarded with a new loft ladder. There may be further scope to extend, subject to planning.

### OUTSIDE

Externally, the property's landscaped gardens are a major feature, with a wide stone terrace wrapping around the house to provide multiple areas for seating and outdoor dining. The main lawn is level and well-maintained, bordered by fruit trees and flowering beds, and includes areas well-suited to growing vegetables or further landscaping. Far-reaching views can be enjoyed from many parts of the garden, extending across to the Mendip Hills mast and, on clear days, as far as the city of Bath. A practical addition to the garden is the custom-installed dog shower with both hot and cold plumbing, designed for pets returning from countryside walks. The detached double garage provides further useful accommodation, including a professionally finished office space with Amtico flooring, ideal for home working or use as a creative studio. To the rear is a fully insulated storeroom, previously a dedicated wine cave, with additional loft storage above. These ancillary spaces are well-integrated and complement the main residence without compromising its peaceful and residential nature.

*The current owners have undertaken a complete refurbishment with a focus on quality, energy efficiency and long-term comfort. Key improvements include:*

- Almost full rewiring and re-plumbing throughout
- New oil-fired central heating system with high-efficiency radiators
- Additional loft and wall insulation
- Replacement double-glazed aluminium windows and doors
- High-quality Amtico flooring in reception areas and wet zones, new carpet in other rooms.
- Newly installed bathrooms with Fired Earth tiles and solid brass fittings
- Enhanced water systems, including Quooker boiling/sparkling water tap and water softener.















## Local Information

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil fired central heating

**Services:** Mains electricity and water. No gas connected. Private septic tank drainage.

**Tenure:** Freehold



### Motorway Links

- A303, A36
- M4, M5



### Train Links

- Frome, Bath, Castle Cary
- Warminster, Westbury



### Nearest Schools

- Bath, Bruton, Frome, Street
- Warminster and Wells



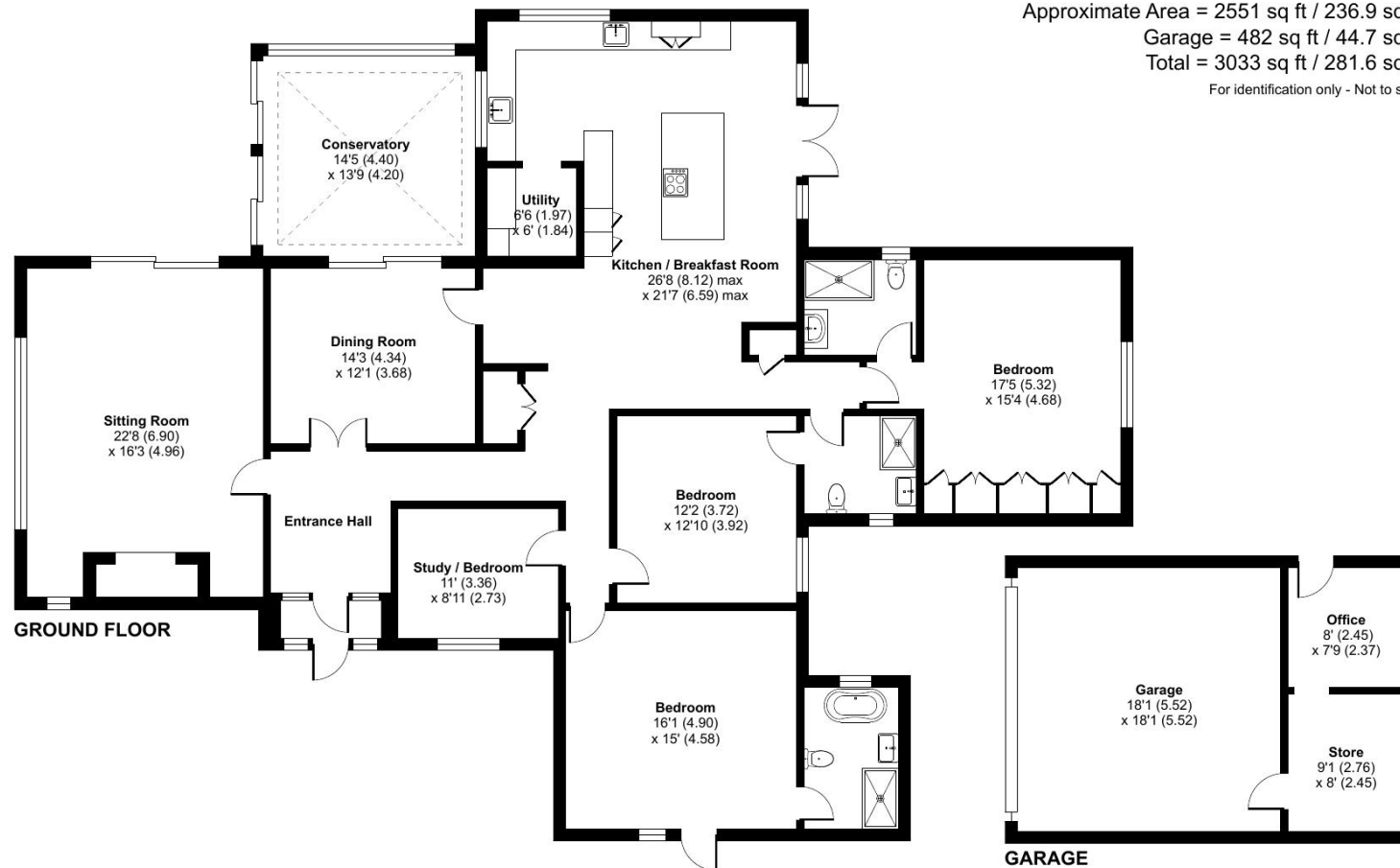
## Lyes Green, Corsley, Warminster, BA12

Approximate Area = 2551 sq ft / 236.9 sq m

Garage = 482 sq ft / 44.7 sq m

Total = 3033 sq ft / 281.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1286642

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