



Holmelands

Foxcote

Somerset

BA3 5YE

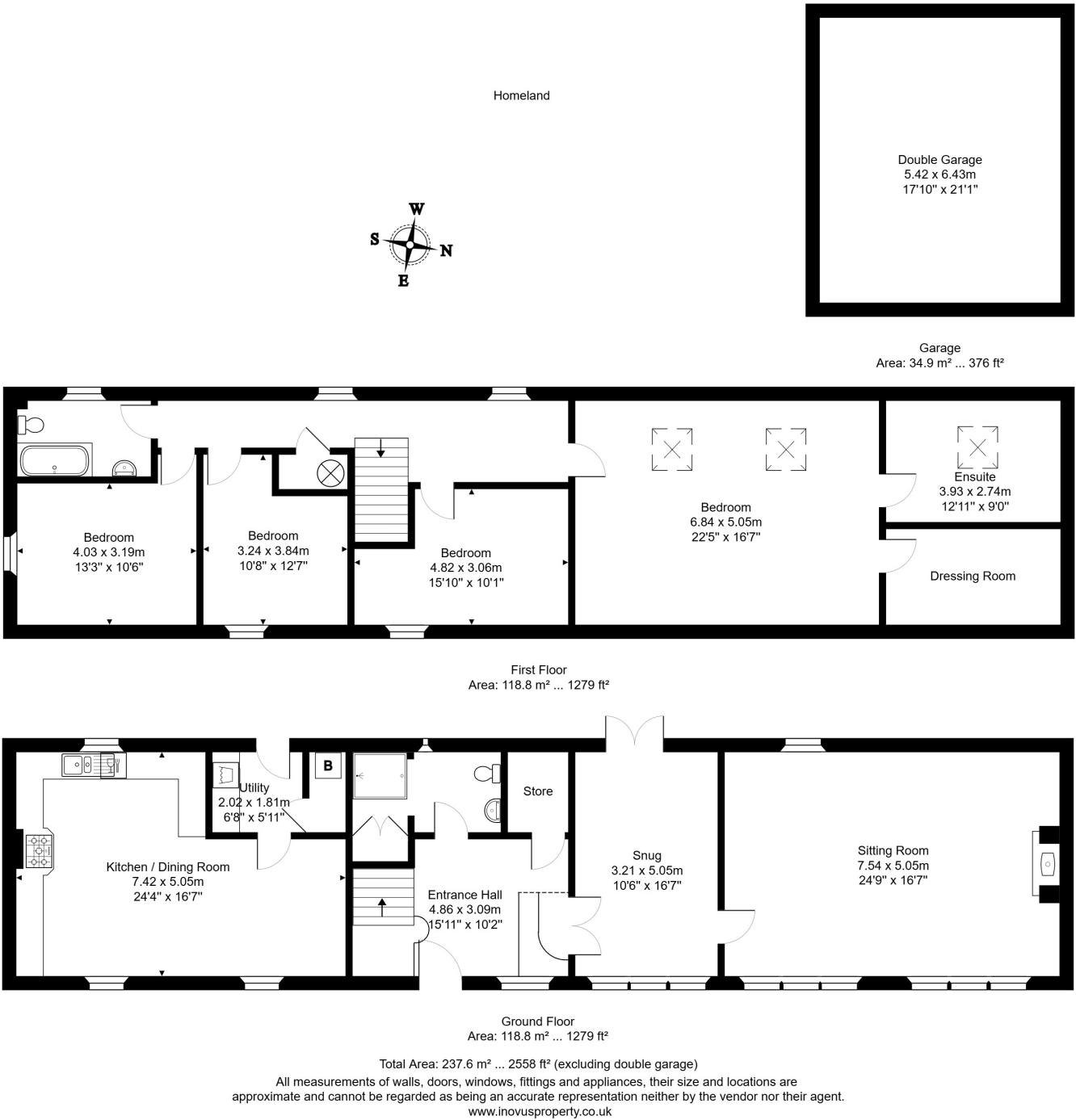
Set within approximately 2 acres of picturesque countryside, this exceptional detached barn conversion offers a unique opportunity to acquire a characterful home with generous proportions and immense potential.

Tenure: Freehold

£975,000

Property Features

- Detached barn conversion
- No onward chain
- 4 bedrooms
- Double garage & large driveway
- Picturesque country views
- Rural location
- Approx 2 acres of land



Accommodation

Ground Floor

Entrance Hall

With oak external door, front aspect windows, exposed beams, radiator, built in storage cupboard with fitted shelving and radiator.

Dining Room

With front aspect arched window, French doors to garden at the rear, radiator.

Living Room

With 2 front aspect arched windows and one rear aspect window, feature fireplace with stone mantelpiece, log burner, exposed original stone and beams, 2 radiators.

Kitchen

With 2 front aspect windows and one rear aspect window, a range of floor and wall mounted handmade kitchen units with tiled worktops, integrated dishwasher, oven and hob, sink, exposed brick and beams, radiator.

Utility/Rear Porch

With laminate flooring, half glazed stable door, plumbing for white goods, floor and wall mounted units, radiator, built in storage cupboard containing the boiler.

Shower Room

With shower, WC, wash hand basin, rear aspect window, radiator, built-in storage understairs cupboard.

First Floor

Landing

With 2 rear aspect windows, 2 radiators, airing cupboard.

Bathroom

With wash hand basin, WC, bath with shower head attachment, radiator, rear aspect window.

Bedroom 4

With radiators, side aspect window.

Bedroom 3

With radiator, front aspect window.

Bedroom 2

With front aspect window, radiator, access to loft hatch.

Bedroom 1

An incomplete room with radiators, Velux window and access to:-

Potential En Suite

Potential Dressing Room



Situation

Foxcote is a hamlet located in the Mendip Hills in Somerset, an area of outstanding natural beauty with rolling hills and open countryside providing rural walks and cycling.

The World Heritage City of Bath (approx. 8 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

Description

Approached via a quiet country lane through the hamlet of Foxcote, Holmelands is a unique and characterful four-bedroom barn conversion offering generous living space and tremendous potential for improvement. Brimming with period charm, this rare gem provides the perfect opportunity for buyers looking to personalise a substantial home in a peaceful and highly desirable rural location.

Inside, the sense of space is immediately apparent. The welcoming entrance hall sets the tone, flowing through to a superb principle reception room — a grand, double-aspect space filled with natural light and featuring exposed beams, stone detailing, and a striking fireplace at its heart. A separate formal dining room, ideal for entertaining, connects seamlessly to the generous country-style kitchen, which in turn opens into a practical utility and boot room with access to the gardens. A cloakroom and additional ground floor shower room add to the home's functionality.

Upstairs, the flexible layout offers three well-proportioned double bedrooms, each with enviable views across the surrounding gardens and countryside, with potential to complete an impressive principle room which already features a divide for en suite and dressing room. The first floor also includes a family bathroom, with scope for updating to suit modern tastes.

A sweeping gravel driveway leads to the front of the house, with ample parking, gated access to the rear, and a large double garage. The gardens are a true highlight: just under two acres of mature lawned grounds part-bordered by dry stone walls and surrounded by open fields, creating a wonderfully peaceful atmosphere. The land offers potential for a variety of uses — from formal landscaping and outdoor entertaining areas to equestrian or smallholding possibilities, subject to the necessary consents.

While the property would benefit from updating, it offers a rare combination of size, charm, and setting — unlisted, with vast scope to improve and extend if desired, all offered with no onward chain.

General Information

Services: We are advised that all mains services are connected with the exception of gas, water and sewage
Water: No mains supply – water feed via a private spring owned by neighbouring farm
Drainage: Septic tank
Heating: Oil fired central heating
Local Authority: Somerset Council
Council Tax Band: Band F

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

