

# 168 Green Parlour,

Radstock, BA3 5UB

COOPER  
AND  
TANNER



£575,000 Freehold

Positioned on a country lane, within striking distance of Frome, Radstock and Bath, this unique house with annex represents an exciting opportunity.



# 168 Green Parlour, Radstock, BA3 5UB

 4  2  3 EPC E

**£575,000 Freehold**

## Description

Once a thatched cottage, 168 Green Parlour is an exceptionally spacious, two bedroom detached house, with landscaped gardens, a detached double garage and a separate detached building that provides an excellent annex space or a work from home space. Located on a country lane within striking distance of Radstock, Frome and Bath, this house is totally unique and offers an exciting opportunity.

The accommodation within the main house is well presented, having been completely refurbished in the last 5 years.

The main entrance opens into a large useful entrance hall which doubles up as a boot room/utility space with plumbing for washing machine.

An internal door then leads through to a stunning, high spec. kitchen/dining room which is dual aspect and enjoys lots of natural light. A range of very high-quality wall and base units are topped with attractive and sleek worktops. There are a number of integrated appliances and excellent built-in storage space. There is room for a large, family size table and chairs.

The living room is a wonderful light and airy space with dual aspect windows, doors opening onto the rear gardens and a stylish and modern wood burning stove taking centre stage.

On the first floor there are two large double bedrooms, both with stunning views, excellent storage and one of which has an en-suite and the other having a nursery/bedroom 3 off, a perfect set up for young families. The main bathroom is positioned immediately next door from bedroom 3 and so if someone wanted to move the bathroom into this space, to create a second en-suite, we believe this would be doable with minimal cost.

## Outside

The house is approached via a quiet country lane with access through the gated driveway which provides comfortable parking for 3 vehicles in addition to the detached double garage. The double garage is an excellent space with an inspection pit, electricity. It is beneath a large, pitched roof above which provides lots of storage space and could potentially become a further room if required. There is an outside w.c. a log store and a large recycling area. The gardens have been landscaped and feature an attractive circular patio/seating area, an old well and a lawn bordered by plants and shrubs.

Behind the garage is a detached outbuilding which over the years has provided excellent additional space for family and guests. It could become an annex, a work from home space or potentially guest accommodation for a secondary income. There is a living room, a small kitchen, a shower room and two bedrooms, one comfortable double and one single.

## Agent's Note

In addition to all the renovation works visible to the eye, our vendors (along with the immediate neighbour's) have installed a new drainage system which is fully compliant with the new regulations.

## Location

The nearby village of Peasedown St John has excellent facilities including convenience stores, doctors, vets, garage and public house. The Historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are excellent state and private schools in the area, with excellent private schools in Wells, Downside, Bruton and Bath (King Edwards and The Royal High School). Monkton Combe and Prior Park. State schools in Bath and nearby Writhlington have an excellent reputation and both Wellow and Shoscombe have good primary schools.

The Mendip Hills provide a variety of leisure pursuits including horse riding, hunting, walking, cycling, diving, dry ski slopes all in the vicinity. Bath and Bristol are within easy commuting distance with Bristol Airport also within easy reach as is the M4 and M5.

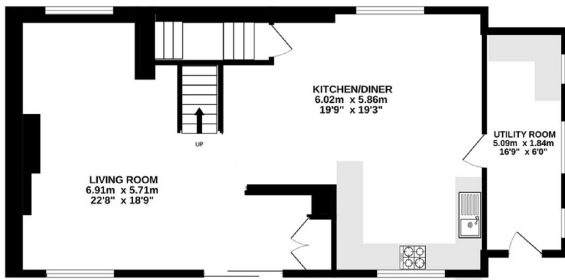




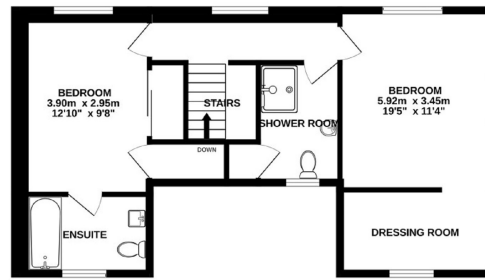




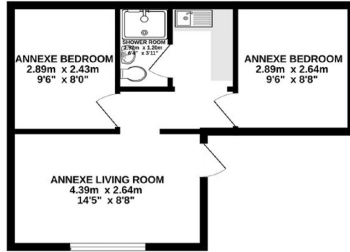
GROUND FLOOR  
71.1 sq.m. (765 sq.ft.) approx.



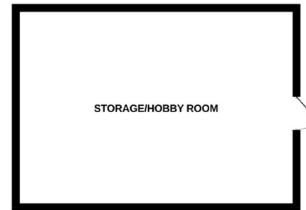
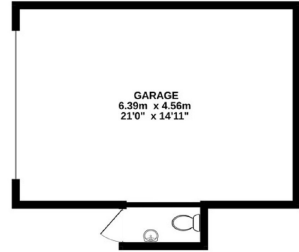
1ST FLOOR  
54.0 sq.m. (581 sq.ft.) approx.



ANNEXE  
34.0 sq.m. (365 sq.ft.) approx.



OUTBUILDING  
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA : 126.0 sq.m. (1356 sq.ft.) 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.

Made with Metropix ©2023



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

