



Plot 2 Apple Meadow, Leigh on Mendip, BA3 5BG

£625,000 Freehold

COOPER
AND
TANNER



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 3  1  2 EPC A+

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Description

An intimate development of just 3 homes within this stunning village of Leigh on Mendip.

Plot 2 - Internally the living space is open plan in layout with the living/dining/kitchen providing a fantastic entertaining area with bi-fold doors opening onto the gardens and spectacular uninterrupted views across the surrounding countryside. There is plenty of room for a table and chairs and sofas in addition to the well-appointed, high spec fitted kitchen. There are three bedrooms, (two of which are en-suite), a family bathroom and a utility room. Externally there are large, landscaped gardens with a porcelain tile patio seating area and an extensive lawn. There is also comfortable parking for at least two vehicles.

Location

Leigh on Mendip is a small village which was part of Mells and held by Glastonbury Abbey from Saxon times until the dissolution of the monasteries. Located on the Mendip Hills it's within a few miles of various other small villages which together provide a range of amenities. It lies between the cities of Wells, Bath and Bristol and the increasingly popular town of Frome. These all combine to offer a wide range of commercial, cultural and sporting facilities and of course all the benefits of this beautiful rural area are immediately to hand with many footpaths and bridleways. Within the area are various local shoots, hunting with the Mendip Farmers, sailing on Chew Valley Lake and numerous sports clubs. There are excellent state and independent schools including a number of local primary schools, Writhlington, Norton Hill, All Hallows, Downside, Wells Cathedral, Millfield and the Bath schools. The much renowned Babington House is a short drive away, as are the Vobster Inn Restaurant and The Pig. The house is very well placed for the commuter with rail links at Westbury (for London Waterloo), Bath Spa and Bristol (for London Paddington). Other stations include Frome, Trowbridge and Castle Cary. Bristol international Airport is also within commuter distance providing an ever-expanding network of services.

Specification

The Apple Meadow Development features stunning views over the countryside and has been carefully designed with modern living in mind.

The generous specification includes the following features:

- High energy efficiency by design (A+ rated EPC)
- Double electric oven, induction hob and integrated extractor hood. Integrated fridge/freezer
- Connection points for washing machine
- Good quality kitchen and ceramic sink
- Quartz worktop and 5" upstands
- Heated towel rails
- LED downlights throughout
- AEG appliances
- Aluminium coated triple glazed windows
- Aluminium bi-folding doors to lounge patio area and master bedroom
- Engineered oak flooring and solid oak internal doors
- Insulated loft space
- Solar panels with battery storage
- Underfloor heating

83-84% Sustainability

The finishes are not the only aspect that is impressive about this Development: the landscape, ecology and environmental aspects are equally important.

The design of these homes has been sympathetic to its surrounding, aiming to keep the countryside features intact. The property features such as cedar cladding, zinc roof, uPVC rainwater goods are all designed for long lifespans and low maintenance.

To minimise the ecological footprint, a bee block will be incorporated into each unit, as well as new bat boxes installed as per recommendations from a specialist consultant.

All boundaries will be planted with indigenous hedges and to enhance nature and biodiversity.

Included within the build specification, are the following features aimed at minimising running costs for the prospective owner, and ultimately reducing the impact on the environment.

Solar panels with battery storage, so that electricity can be captured during the hot days and reused later.

Rainwater harvesting system to an underground storage tank to reduce water consumption Low water consumption sanitaryware

Upgraded insulation and building specification

Triple glazed windows to reduce heat loss

Air source heat pump to reduce energy consumption

Low energy LED bulbs

Agent's Note

The photographs are a mix of Plots 2 and 3.







Lounge/Dining	5.2m x 4.8m
Kitchen	4.8m x 3.0m
Master Bedroom	4.0m x 4.0m
Bedroom 2	4.0m x 3.3m
Bedroom 3	4.0m x 2.8m

Floor plans and dimensions are included for guidance only and may be subject to revision during construction.

C - Cupboard, E/S - En-Suite, S - Services. Dimensions taken from ►



Local Information Leigh on Mendip

Local Council: Mendip District

Council Tax Band: to be confirmed

Tenure: Freehold



Motorway Links

- A303, A36
- M4 M5



Train Links

- Frome, Bath, Castle Cary
- Warminster and Westbury



Nearest Schools

- Leigh on Mendip, Frome, Bath
- Bruton, Street and Wells

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For the purpose of planning
your journey to the property
the postcode is: **BA3 5GP**

Computer generated image of Apple Meadow