

Selande,

Anchor Road, Coleford, BA3 5PB

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AND
TANNER



Guide £585,000 - £600,000 Freehold

Selande is a detached bungalow with extensive gardens, a large outbuilding and obvious development potential to transform the existing property and to potentially build a further property in the grounds (lapsed planning consent granted in 2009), subject to gaining planning permission. No onward chain.

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DESCRIPTION

Selande is a detached family size bungalow with extensive gardens and a substantial detached outbuilding, positioned within this popular village outside of Frome. Planning was approved in 2009 to demolish the outbuilding and build a separate detached property which has now lapsed, but having been approved once, we see no reason why it could not be re-instated. You must of course rely on your own investigations on this matter.

The accommodation throughout the property is well proportioned and requiring a degree of modernisation, representing an exciting opportunity for someone to put their own stamp on a home. The front door opens into a spacious entrance hall firstly. The living room enjoys patio doors that lead out onto the gardens and a wood burning stove which provides a good focal point for the space. The kitchen/diner is also a great size and is open plan in arrangement, ideal for family living and anybody that enjoys entertaining. There is also a utility room and w.c.

There are two double bedrooms and a shower room on the ground floor and a further two bedrooms (one with an en suite W.C) in the loft, with a large loft area that hasn't yet been converted and provides useful storage.

AGENT'S NOTE

The property is offered for sale with no onward chain.

OUTSIDE

Externally there is ample off road parking, a double garage, a large detached workshop and extensive gardens that are predominantly laid to lawn. We are advised by the vendors that the workshop formerly had planning to demolish and build a residential dwelling in place of. The planning reference is 2009/0210 and it was approved in April 2009. This planning has now lapsed but could potentially be re-instated with the correct permissions. This property makes an excellent family home for those wanting lots of outdoor space, it could suit those looking for a home with the ability to run a business from and also could be an exciting development project for someone.

ADDITIONAL INFORMATION

Oil fired central heating. Mains electricity and water. Private drainage.

LOCATION

This quiet village is located in the heart of Somerset, approximately six miles from the lively market town of Frome, a bus route connects Coleford with Frome, Radstock, Midsomer Norton and Bath. Shepton Mallet, Glastonbury and Wells are within easy reach. The community minded village of Coleford offers a public house, a convenience store, chemist, a primary school, a surgery and two churches. There are Secondary schools in Midsomer Norton, Radstock or Frome. There are plenty of well signed footpaths surrounding the village.





Selande, Anchor Road, Radstock, BA3

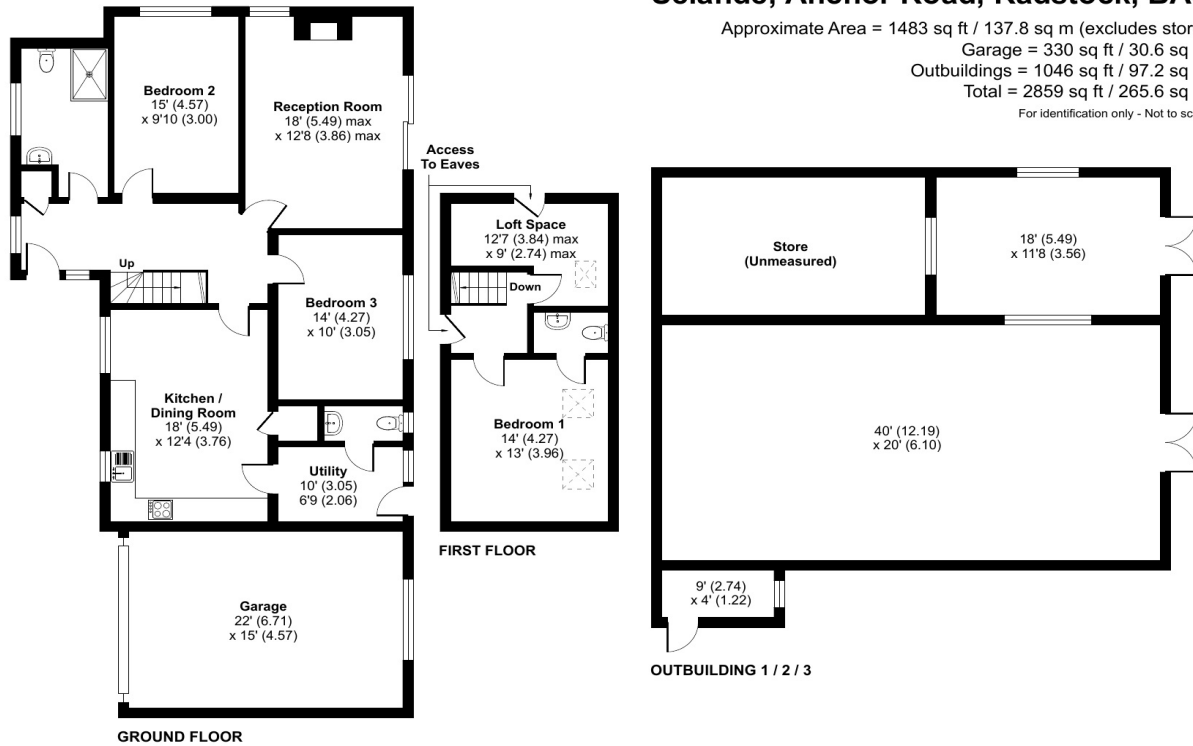
Approximate Area = 1483 sq ft / 137.8 sq m (excludes store)

Garage = 330 sq ft / 30.6 sq m

Outbuildings = 1046 sq ft / 97.2 sq m

Total = 2859 sq ft / 265.6 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). © ntcbecom 2023. Produced for Cooper and Tanner. REF: 1037593



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