

The Willow, Lipyeate

Coleford, Radstock, BA3 5PW

COOPER
AND
TANNER



£450,000 Freehold

A brand new, high specification, four bedroom detached family home located in a tucked away position on the edge of this popular Somerset village. The property offers light and airy accommodation which is arranged over two floors with an attached single garage, driveway parking for 3 cars and a good sized garden to the rear. Viewing recommended.

The Willow, Lipyeate Coleford, Radstock BA3 5PW



4



1



3

EPC TBC

£450,000 Freehold

DESCRIPTION

A brand new, high specification, four bedroom detached family home located in a tucked away position on the edge of this popular Somerset village. The property offers light and airy accommodation which is arranged over two floors with an attached single garage, driveway parking, a good sized garden to the rear, underfloor heating downstairs and a MVHR throughout the property. In brief the accommodation comprises an entrance hall with cloakroom leading off and a door in to the open plan kitchen/dining/living space. This superb area has bi-folding patio doors leading out on to the paved terrace, a fitted Wren kitchen with a range of wall and base units with quartz worktops over and two integrated double ovens, one having a built in air fryer, induction hob, fridge/freezer, dishwasher and washer/dryer. There is door from the kitchen area leading to the outside. From here a turning staircase rises to the first floor landing with access to the boarded loft space which houses with boiler, dual aspect main bedroom with en-suite shower room and airing cupboard, guest bedroom with en-suite shower room and two further bedrooms. In addition to the first floor there is a family bathroom. Viewing recommended.

OUTSIDE

Access to the property will be over a shared driveway which will be laid to tarmac leading to the driveway parking for up to three cars. The garage has been purposely built with a level floor to the living space should the new owners wish to integrate the space with the main house. There is a single garage with up and over door and side access leading to the enclosed rear garden. The garden to the rear is a good size and level with a paved seating area, ideal for al-fresco dining and entertaining. There is a lawned garden and is encompassed by walling and fencing.

LOCATION

Coleford is a large village situated on the Mells River in the Mendip Hills, approximately five miles west of Frome. The village itself benefits from a Co-Op convenience store, doctors' surgery, primary school, pharmacy, a village pub and a British Legion Social Club. The nearby town of Midsomer Norton is an attractive rural area between Bath and the Mendip Hills. It has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street. Midsomer Norton provides shopping and service industries for the surrounding areas. The town has four primary schools and two large secondary schools, and is also home to a leisure centre, and several sports clubs. The historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are many very good state and private schools in Bath and the area, with excellent private schools also in Wells and at Downside. The Bath schools include King Edwards, The Royal High School, Monkton Combe and Prior Park. The state schools in Bath and nearby Writhlington and Midsomer Norton have excellent reputations. The Mendip Hills provide a variety of leisure pursuits with horse riding, hunting, walking, cycling, diving and dry ski slopes all in the vicinity. Bath and Bristol are within easy commuting distance. Bristol Airport the M4 and M5 are all within easy reach.

COUNCIL TAX BAND

TBC





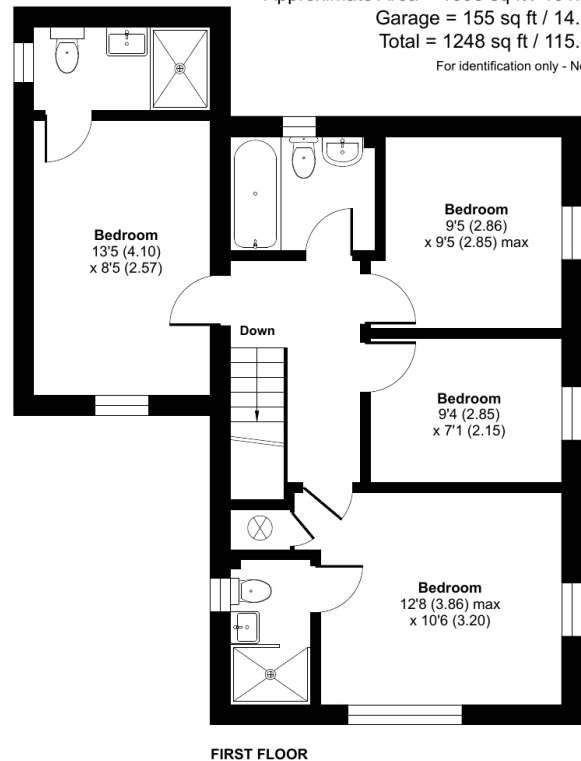
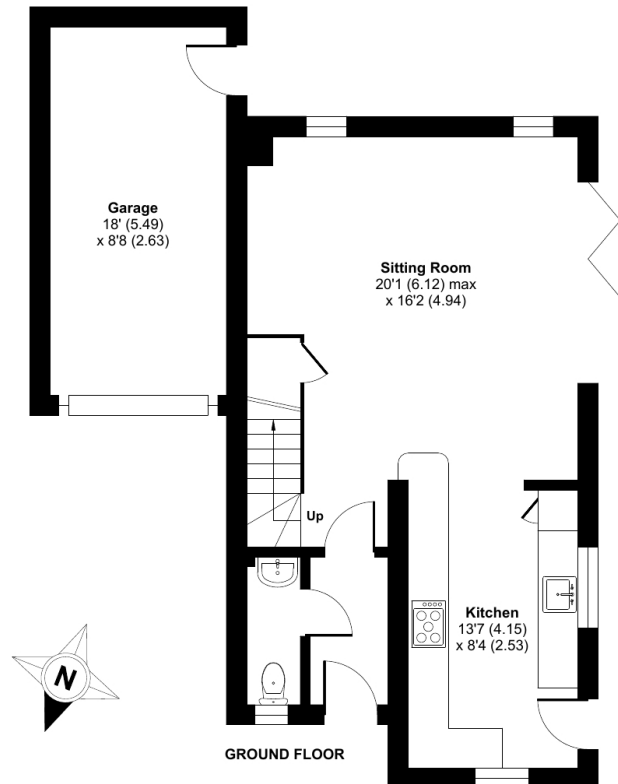
Lipyeate, Coleford, Radstock, BA3

Approximate Area = 1093 sq ft / 101.5 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1248 sq ft / 115.8 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). © ntdhecom 2025. Produced for Cooper and Tanner. REF: 1382603

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Somerset BA3 2HP

midsomernorton@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 the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

