



Stoneleigh, Fayreway, Croscombe, Nr Wells, BA5 3RQ

£625,000 Freehold

COOPER  
AND  
TANNER



# Stoneleigh, Fayreway, Croscombe, Nr Wells, BA5 3QR

 4-5  1-2  2 EPC D

£625,000 Freehold

## DESCRIPTION

A splendid, detached family home situated on the edge of the popular village of Croscombe and benefitting from views over surrounding countryside. The current owners have re-imagined the interior with a stylish and contemporary sitting dining room and crisp white decor throughout, yet still offers the scope to further enhance, if desired. The property briefly comprises, four/five bedrooms, kitchen, utility room, WC, study/bedroom five, open plan sitting/dining room, two bathrooms, ample driveway parking and a beautifully landscaped rear garden.

Upon entering the property is a spacious and light entrance hall with wooden floorboards, window with front aspect, space for furniture and a door to the study. The study, which could also be used as a fifth bedroom or playroom, has painted floorboards and a large window to the front. There is also scope, subject to the necessary consents, to incorporate the front porch into this room, if required (the front door has been repositioned and is no longer accessed via the porch). From the hall is the open plan sitting dining room with exposed wooden floorboards and dual aspect. At the front of the space is the sitting area with shelved alcoves and a stunning wood burning stove as the focal point. The dining area offers ample space for both a dining table and comfortable seating and has a window and sliding patio doors to the rear garden. To one side is a useful under stairs store cupboard with plumbing in situ for a washing machine. The kitchen is situated at the rear of the house with a dual aspect view over the garden

and featuring a range of wall and base units with dark grey finish, soft close, a double eye level oven, induction hob, space for a breakfast table and door leading out to the side of the house. Adjoining the kitchen is the utility room with wall mounted gas boiler. Plumbing and drainage is in place for both a washing machine and tumble dryer and there is ample space to add a sink and cabinetry, if desired. In one corner is a separate cloakroom with WC.

Contemporary stairs rise to a spacious landing with built-in storage cupboard and leading to four spacious double bedrooms. The main bedroom has the benefit of built-in wardrobes and a fantastic view over countryside to the front. It is adjacent to the shower room, which features a large walk-in shower, hidden cistern WC, wash basin and towel radiator. Three further double bedrooms can be accessed from the landing, one having a vaulted ceiling and two Velux windows offering countryside views to the front, the other having built-in wardrobes and the final room having a dual aspect view over the gardens. The bathroom comprises a bath with shower above, wash hand basin, WC and towel radiator.

## OUTSIDE

Approaching the property by a wooden five bar gate is a driveway which can accommodate four to five cars comfortably. The front garden features an array of shrubs, bushes and mature trees along with a gravelled seating area and views looking out over countryside.









## OUTSIDE (continued)

Access can be had on both sides of the house to the rear garden.

The rear garden has been beautifully landscaped and is laid out over different levels. Accessed from the dining area is a gravelled patio with inset slabs and ideal for outdoor seating and entertaining., bushes, shrubs and a raised decking area, perfect for outside furniture and entertaining. To one side is a large, raised pond with aquatic planting. The garden is mainly laid to lawn flanked by raised borders planted with structural shrubs and mature trees. To the rear is a summerhouse, with power connected, making a lovely spot to sit and enjoy the garden throughout the year. This useful space could also be used as a garden office or storage space. Adjacent to the lawn is a sunken patio area, laid to gravel and offering space for outdoor furniture and alfresco dining.

## LOCATION

Crocombe is a well-served village with an excellent public house (also selling basic provisions), village hall, church and a primary school. The village is approximately 3 miles from Wells and 2 miles from Shepton Mallet.

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets

Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Gas fired central heating

**Services:** Mains drainage, mains water & electricity

**Tenure:** Freehold

(including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From Wells take the A371 sign posted to Shepton Mallet. Continue for approximately 3 miles until you enter the village of Crocombe. Upon entering Crocombe take the first left into Fayeway. 'Stoneleigh' can be found approximately 25 metres along the road on your right hand side.

REF:WELJAT15122025



### Motorway Links

- M4
- M5



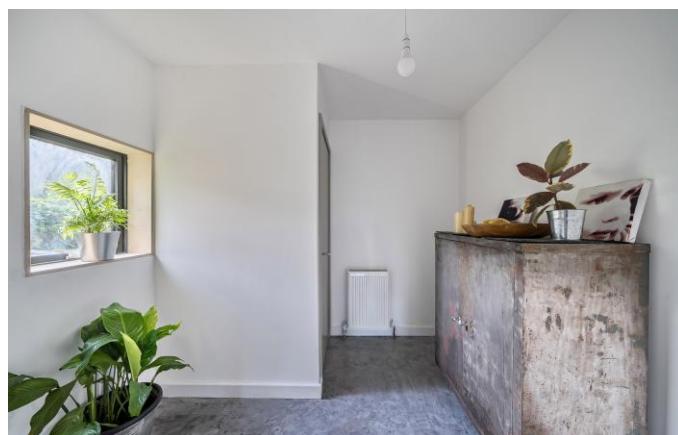
### Train Links

- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Crocombe (primary)
- Wells & Shepton Mallet (primary & secondary)



 Floor plan produced in accordance with RICS Property Measurement Standards. Produced for Cooper and Tanner. REF: 1388423

dition,  initial).

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The floor plan illustrates the layout of the First Floor. It features four bedrooms: a large central bedroom (15' 4.57" max x 15' 9.8" max), a double room (18' 9" (5.72) x 7' 11" (2.42) max), a single room (14' 6" (4.41) max x 10' 11" (3.32) max), and a small room (10' 6" (3.20) x 10' 6" (3.20) max). A central staircase is labeled 'Down'. A bathroom is located near the central staircase. The plan is labeled '1ST FLOOR' in the top right corner.

**ROUND FLOOR**

**Entrance Hall**

**Study**  
x 8.1 (2.46)  
9.7 (2.92)

**Up**

**Utility**  
x 7.7 (2.32)  
8.2 (2.43)

**Sitting Room**  
x 13.4 (4.07)  
11.7 (3.45)

**Dining Room**  
x 9.11 (3.02)  
21.2 (6.44)

**Kitchen**  
x 9.9 (2.96) max  
21.4 (6.51)

or identification only - Not to scale

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Total = 1788 sq ft / 166 sq m

$$\text{Area(s)} = 32 \text{ sq ft} / 2.9 \text{ sq m}$$

pproximate Area = 1756 sq ft / 163.1 sq m

## event sequences

Fayreway, Croscombe, Wells, BA5

