



 3  2  1 EPC E

Freehold £325,000

6 Flowerstone
Binegar
Nr Radstock, BA3 4UQ

COOPER
AND
TANNER



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DESCRIPTION

Situated in an elevated position in a rural village location, is this three bedroom, semi-detached family home. The property has been in the same ownership for several decades and benefits from a South West facing rear garden, garage, driveway parking and the scope to make further enhancements and improvements, if desired. Offered with NO ONWARD CHAIN.

Upon entering the property is a spacious hallway with stairs to the first floor and leading to the family shower room, dining room and sitting room. The sitting room offers plenty of space for comfortable seating and benefits from a dual aspect, with views over both the front and rear gardens, and a fireplace as the main focal point. The dining room, with window to the side, can comfortably accommodate a table to seat six to eight people and has a door leading through to the kitchen. The kitchen situated to the rear of the property, overlooking the sunny garden, has a range of wooden wall and base units along with a 'Stanley' range cooker, an integrated electric hob and oven, space and plumbing for a washing machine, along with space for an undercounter fridge. A single door leads to the side driveway. The shower room comprises a walk-in shower, WC, wash basin and heated towel radiator.

Stairs rise to the first floor with three bedrooms. The dual aspect principal bedroom is a generous size with both lovely countryside views to both the front to rear. Two further bedrooms can be found, one situated to the front and the other to the rear, both being cosy doubles.

OUTSIDE

To the front of the property is a good sized garden which is mainly laid to lawn, with borders of cottage style planting. The driveway to the side, is shared but having space for two to three cars and leading to the garage. The larger than average single garage has an 'up and over' door and benefits from a side pedestrian door to the rear garden along with light and power. A side gate leads through to the enclosed South West facing garden. Immediately outside the house is a good-sized patio perfect for outside seating and entertaining. Beyond the patio is a large lawn with mature

borders of shrubs and bushes. The rear garden benefits from afternoon and evening sun.

LOCATION

Binegar and Gurney Slade are two small adjoining Mendip villages approximately four miles north east of the Cathedral City of Wells and five miles north of Shepton Mallet. The village benefits from a village hall, public house, village church, café/bistro and play park. There are also good bus links (the 173 passes through every hour).

The picturesque City of Wells is located in the Mendip district of Somerset. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), leisure centre, a choice of pubs and restaurants, dentists and doctors, two 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 six miles away.

VIEWING

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

DIRECTIONS

Leaving Wells on the Bath Road (B3139), continue out of the City for approximately 2 miles until Binegar is signposted on the right hand side. Take the right turn onto Whitnell Lane and continue for 1.5 miles passing the village church your left. The property can be found after approx 150m on the right hand side.

For those travelling from the direction of Bristol or Bath, proceed south along the A37 through the village of Ston Easton and into Gurney Slade. Turn right just before 'The George' public house into Binegar Lane, continue for approx 500m, passing the Horse and Jockey on your left. The property can be found on the left.

REF:WELJAT03062025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Oil fired central heating

Services: Private drainage (via septic tank), mains water, electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



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