



Pinkacre, Leigh Upon Mendip, BA3 5LX

OIEO £775,000 Freehold

COOPER
AND
TANNER



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Description

Nestled amidst the picturesque countryside just 15 minutes of Frome, Pinkacre is an impressive 1950s four-bedroom house which represents an exciting opportunity. There are large gardens, a good degree of privacy, great views, multiple outbuildings with obvious development potential and no onward chain.

The front door opens into a hallway which features attractive original parquet flooring. To the right, the dining room - a sunlit space with a large bay window and an original fireplace. A door leads to the office and then on to the sunroom, seamlessly connecting to the kitchen and outdoors.

Turn left from the hallway into the well-proportioned triple-aspect lounge. Sun spills through the windows, illuminating the attractive stone hearth and the Jotul fireplace which takes centre stage. French doors open to a sunroom, where bi-folds open onto the mature gardens.

At the rear of the home, the large kitchen beckons. With a Rayburn stove (not working), a kitchen island, and a butcher's block as well as an LPG gas hob, it is a culinary haven. Abundant larder space and an under stairs pantry ensures practicality. There are a range of wall and base units, room for appliances and space for a table and chairs, perfect for family life and indeed those that like to entertain and host dinner parties. The adjacent utility room doubles as a boot room, complete with ceiling hooks for hanging plants. A downstairs W.C. adds convenience.

On the first floor the views across the gardens and adjoining countryside are outstanding. The master bedroom is a good size and has the added benefit of an en-suite bathroom.

Bedrooms two and three are well-proportioned double rooms offering fitted wardrobes, ample space and a bay window. Bedroom four is a comfortable single. There is also a large family bathroom.

Outside

With an extensive plot (3/4 of an acre) bordered by open fields, this really is a very special opportunity. Outside is a gardener's paradise with mature trees and cleverly designed seating areas. Wander through the established and well stocked gardens to discover a large pond and rocky outcrops. At the top, a charming summer house sits hidden.

The beautifully mature gardens are a blend of formal layouts and wild areas. Here, you can immerse yourself in nature, surrounded by lush greenery and wildflower meadow (including orchid and oxeeye daisy).

Adjacent to the home, explore the old village surgery building, the garages, and various workshop/shed/log store spaces. These versatile structures would suit a multitude of uses depending on requirements. Subject to gaining planning, these buildings could become further accommodation or a self-contained business premises.

Location

Leigh on Mendip is a pretty and popular Mendip village offering a primary school, pub and village hall. There are local shops in the surrounding villages of Mells, Coleford and Stoke St Michael, all within a couple of minutes drive. The market town of Frome is within five miles drive, and offers a wide range of facilities, including shops, supermarkets, cinema, leisure centre and several theatres. Bath and Bristol are both within commuting distance.











Local Information Leigh Upon Mendip

Local Council: Somerset

Council Tax Band: G

Heating: Oil fired central heating

Services: PV panels on front (southwest) elevation with established feed in tariff. Thermal solar hot water system on southeast elevation

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath, Castle Cary
- Warminster and Westbury



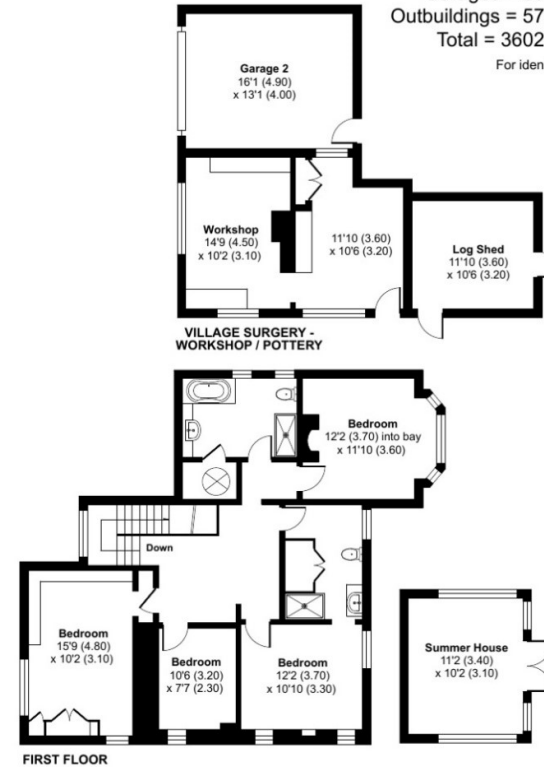
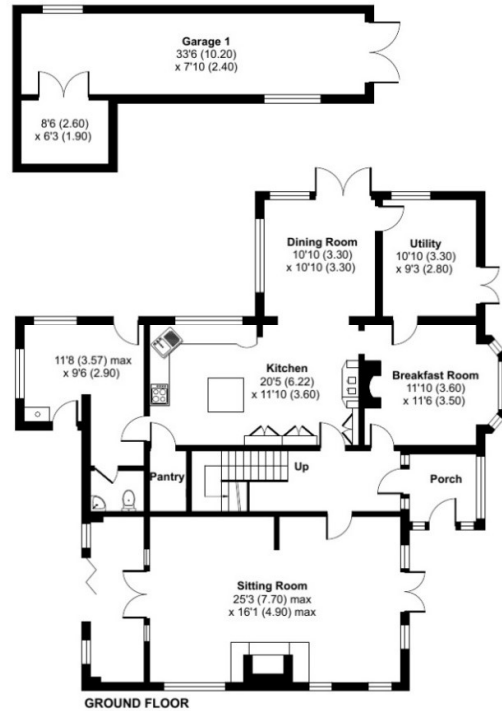
Nearest Schools

- Primary school 1.1 miles - outstanding
- Mells 2.7 miles – outstanding (offers forest school curriculum)



Leigh Upon Mendip, Radstock, BA3

Approximate Area = 2498 sq ft / 232 sq m
 Garages = 534 sq ft / 49.6 sq m
 Outbuildings = 570 sq ft / 52.9 sq m
 Total = 3602 sq ft / 334.5 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). © nlichecom 2024. Produced for Cooper and Tanner. REF: 1137354

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