

# Boxbush Farm, Batcombe, BA4 6HD



## Offers in Excess of £850,000 Freehold

A handsome and deceptively spacious detached Grade II Listed character stone built south facing house with slate roof offering versatile accommodation set within 0.6 acre comprising formal gardens, rockery, a wildlife garden, vegetable garden, driveway parking, and garage.

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## Offers in Excess of £850,000 Freehold

### DESCRIPTION

Set in the heart of the Somerset countryside in a popular rural village, this Grade II listed south facing double fronted stone built former farmhouse offers spacious accommodation with many original features including stone mullion windows, exposed beams and fireplaces. This property is offered with no onward chain.

A wooden front entrance door leads into the spacious entrance hall with staircase rising to the first floor and doors to the principal rooms. The dining room has dual aspect windows, exposed beams, feature fireplace, window seat and service opening to kitchen. Across the hall, the sitting room has exposed beams, stone feature fireplace with woodburner and door to garden. From here a door leads into a study / fourth bedroom. Located to the rear is the well appointed kitchen fitted with a range of base, drawer and wall units incorporating single drainer sink unit, double oven, ceramic hob, cooker hood, space and plumbing for dishwasher. There is a door to the garden and door to the small utility room. Also at the rear of the property is a downstairs shower room, and a glazed rear porch.

On the first floor, the landing gives access to three bedrooms. Bedrooms one and two are good size doubles, with both being situated at the front of the property and having built in wardrobes and wash hand basins. Both rooms have space for additional furniture. Bedroom three also benefits from having window to the side and a wash hand basin. There is a family bathroom which has a two piece white suite comprising panel enclosed bath and a pedestal wash hand basin. Also on this floor is a separate cloakroom with low level wc and wash hand basin in vanity unit.

There is an extensive floored loft space with window, running the length of the property, which offers potential to be incorporated into the main accommodation subject to any relevant permissions being granted.

### OUTSIDE

A shared driveway leads into the property where there is parking and an open fronted garage. There is also potting shed, and a workshop. The wrap around gardens are formally landscaped with lawns, with well stocked borders, a vegetable garden, rockery, ornamental beds, and several seating areas. A meandering path leads into the wildlife garden.

### ADDITIONAL INFORMATION

Mains electricity and water are connected to the property. Private drainage. Oil fired radiator heating system. Council Tax Band F.

### LOCATION

Batcombe is a picturesque village with a community spirit for all ages. Located on the edge of the Mendips three miles from Bruton and seven from Frome, the amenities consist of a popular pub 'The Three Horseshoes', Church, Church Hall, the Old School Hall and heritage centre, playground, playing field, cricket pitch and club. Primary and secondary schools nearby, both state and independent.

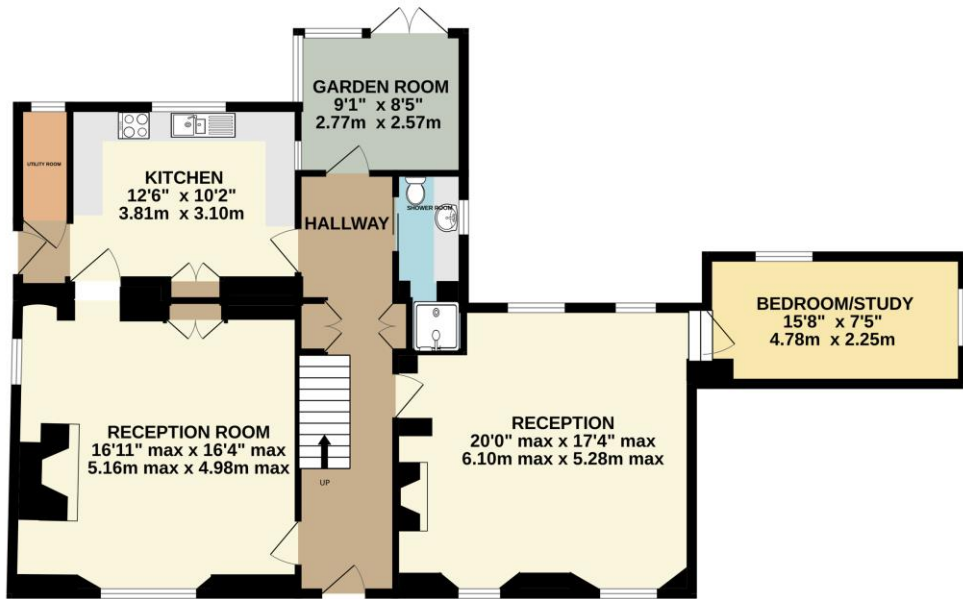
### DIRECTIONS

Leave Shepton Mallet heading East on the A361. Continue until reaching the roundabout at Nunney Catch. Take the 4<sup>th</sup> exit onto the A359. Travel through the village of Wanstrow. Turn right onto Hinchcombe Hill. Follow this road into the village of Batcombe, continue into Kale Street and past the war memorial. The property will be found on the right hand side, being identifiable by our for sale board.

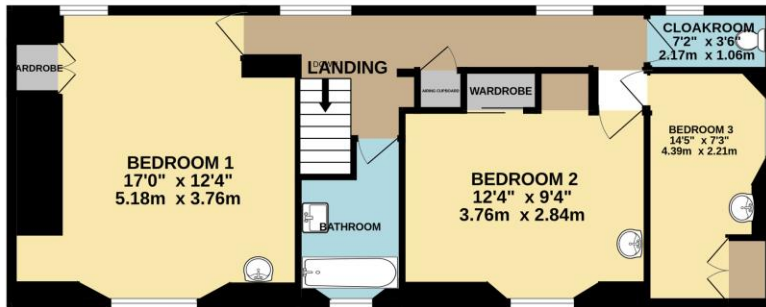




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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