

# 12 Rylands,

Beckington, BA11 6SD

COOPER  
AND  
TANNER



**£650,000 Freehold**

12 Rylands is a very well-proportioned and well-presented detached family home with an excellent plot on this popular development in the centre of Beckington. No onward chain.

# 12 Rylands, Beckington, BA11 6SD

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£650,000 Freehold

## DESCRIPTION

Positioned within the centre of Beckington in a very sought after and peaceful development, 12 Rylands occupies an extensive plot and is offered for sale with no onward chain.

The accommodation throughout the property is spacious, light and well presented. The front door leads you into a handy porch which brings you through to the entrance hall of the home. The living room is at the front of the house and enjoys fabulous natural light with it being triple aspect. There is plenty of space for furniture and a fireplace with stone surround provides an excellent focal point for the room. The dining room lies between the sitting room and the kitchen, connecting the spaces brilliantly and offering a great arrangement for family life and anybody who enjoys entertaining. The dining room includes a large window looking over the gardens to the front and there is ample space for a table and chairs and dresser. The kitchen is very well appointed and complete with a range of wooden wall and base units topped with attractive Quartz work surfaces. There are integrated appliances including a double oven with warming drawer beneath, a gas hob, dishwasher, microwave and integrated fridge. There is room for a table and chairs. Windows overlook the beautiful back gardens, and doors lead into the conservatory. The conservatory is a lovely addition to the ground floor living space and is of a very high quality and benefits from electric underfloor heating and radiator meaning it's a useable space all year round. Doors spill out onto the private gardens. There is also a utility room, downstairs cloakroom and access into the integral garage via the conservatory, which is an excellent size and provides enough room for a vehicle in addition to a workshop space.

On the first floor there are four bedrooms and the family bathroom. The master bedroom is a good size and is complete with lots of fitted wardrobe and storage space and an en-suite

shower room. Bedroom 2 is also a comfortable double with good built in storage space. Bedroom 3 is a smaller double and bedroom 4 is a large single. The family bathroom is well appointed with a bath and shower over and electric underfloor heating.

## OUTSIDE

One of the greatest selling points of this home, in our opinion, is the plot size. To the front of the house is a driveway leading up to the single garage with space for two vehicles.

Gardens wrap around the house and are predominantly laid to lawn, bordered and decorated with a variety of plants, trees and shrubs. There are multiple seating areas to enjoy sunshine throughout the day and there is a very useful timber shed for garden storage.

## ADDITIONAL INFORMATION

Gas fired central heating. All mains services are connected.

## LOCATION

The thriving village of Beckington offers a lively Anglican church, two public houses, the Mes Amis café/deli, tennis, football and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep. The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby. The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster, and Wells.







# Rylands, Beckington, Frome, BA11

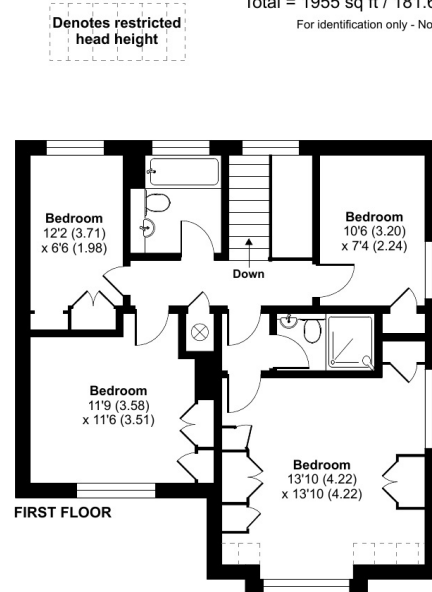
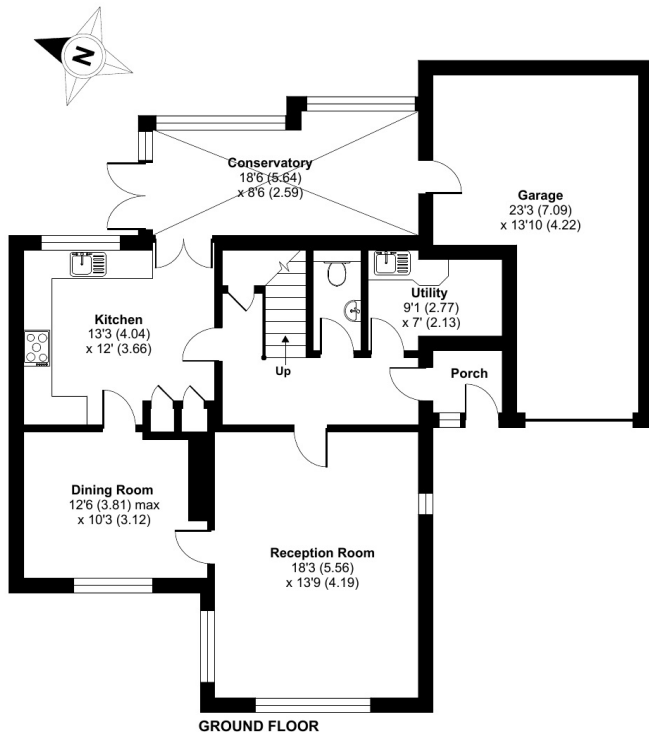
Approximate Area = 1676 sq ft / 155.7 sq m

Limited Use Area = 11 sq ft / 1 sq m

Garage = 268 sq ft / 24.9 sq m

Total = 1955 sq ft / 181.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1181750



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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AND  
TANNER**

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