



Thrupe Farm, Thrupe Lane, Masbury, Nr Wells, BA5 3HD

£695,000 Freehold

COOPER
AND
TANNER

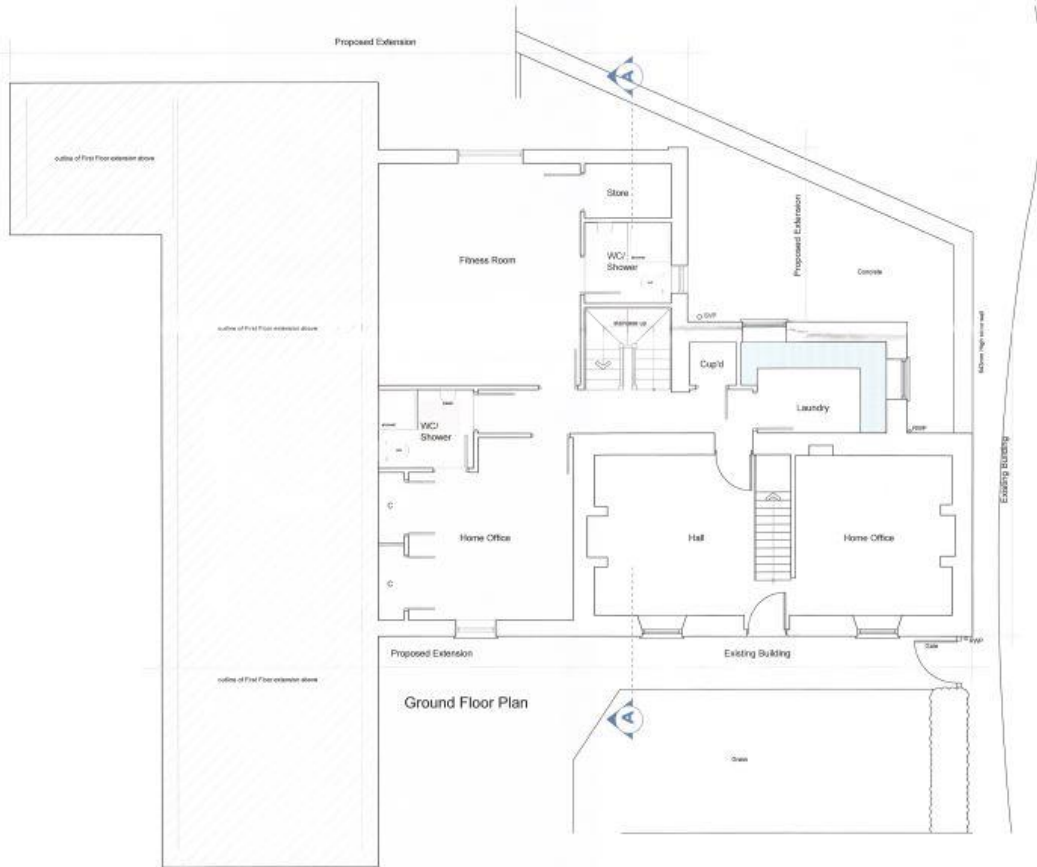
planning proposal



South West Elevation



East Elevation



Ground Floor Plan

<p>MR V Smith 11 Wey 1008 Thrupe Lane Merton Surrey RM14 3JZ</p>		
<p>Extension To Quality & Design With Access Over</p>		
<p>Project Details Ground Floor Plan Elevations</p>	<p>Scale 1:50 1:250</p>	<p>ARCHITECTURE • DESIGN • PLANNING</p>
<p>Date October 2018</p> <p>Project No. 10543/10002</p>	<p>Scale BMD</p>	
<p>11 Wey 1008</p>		<p>11 Wey 1008 Thrupe Lane Merton Surrey RM14 3JZ T 0171 950 2007 www.pointcloud.co.uk</p>

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 5-6 (proposed)  4-5 (proposed)  4 (proposed) EPC F

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DESCRIPTION

An exceptional opportunity to acquire a three bedroom farmhouse with full planning permission granted to create an incredible country home in one of the most sought after locations on the outskirts of Wells, with stunning countryside views.

The plans have been designed to create a wonderful five to six double bedroom family home set over two levels with a substantial vaulted open plan kitchen/dining/family room looking out over open fields and countryside. Within the planning permission is consent for a detached double car port and garage/storage with a one bedroom apartment above which would also benefit from stunning countryside views, perfect for use as an annex for guests, family or a holiday let if desired. The plans have been sympathetically designed to enhance the current home whilst offering various different configurations and layouts depending on each families need. There is scope to change the plans if desired subject to the necessary consents.

WHEN BUILT - Upon entering the house is a large open entrance hall which provides access and leads through to two large home offices, both of which could be used as additional double bedrooms with one of them having fitted wardrobes and a 'Jack and Jill' ensuite. An inner hall leads through to a dual

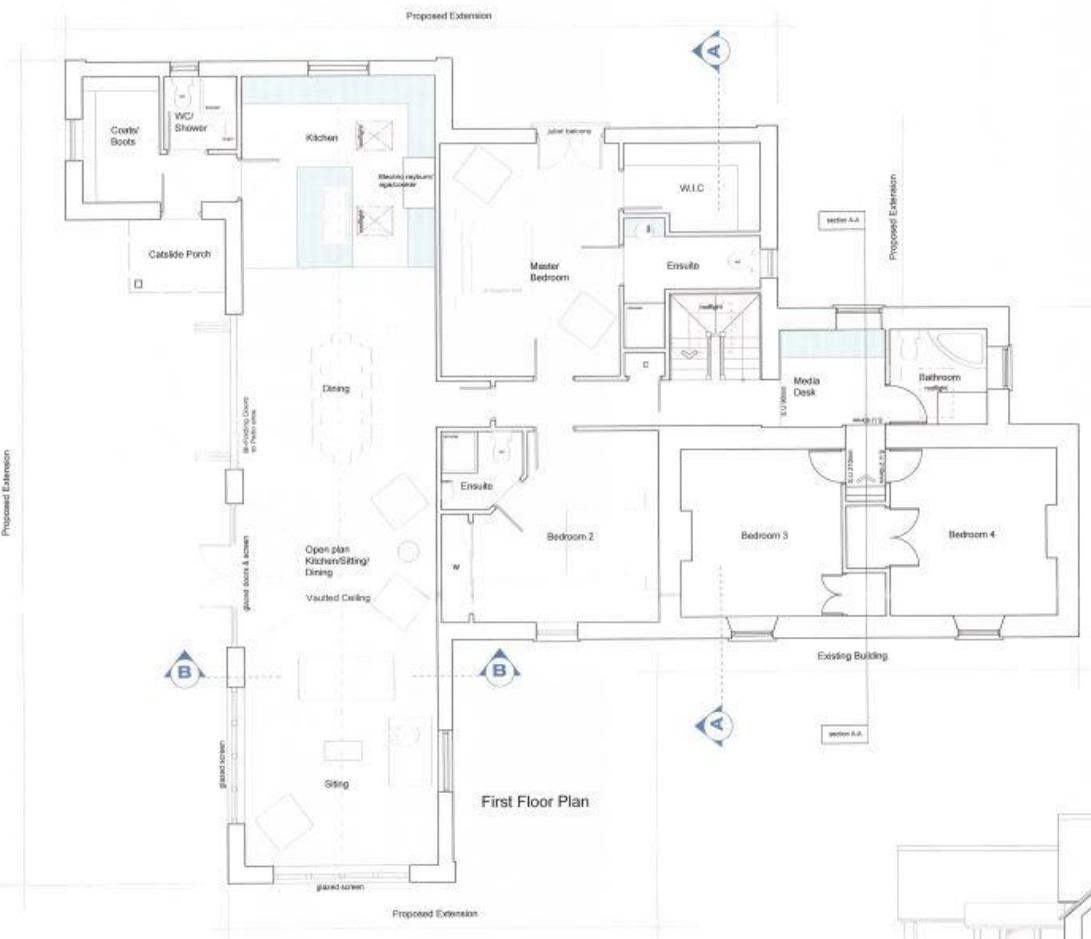
aspect laundry room and a fitness room/gym with a large store cupboard and shower room. The fitness room/gym could equally be used as an additional ground floor bedroom if desired.

Stairs rise to the first floor which comprises four well-proportioned double bedrooms, two of which having ensembles with the principle having the benefit of an ensuite, a walk in wardrobe and a Juliet balcony with countryside views. On the landing is a media desk/study area and a family bathroom. The main open plan living accommodation has been designed to be a wonderful entertaining space for families and socialising with a large kitchen, a spacious dining area with bi-folding doors and two sitting rooms, one with French doors and the other area having an incredible triple aspect. The room has a vaulted ceiling making the most of the natural light and doors directly out to the garden. From the kitchen is an inner hall with a boot room and an adjacent shower room.

Within the grounds is a detached coach house which comprises a double car port, a stone faced storage/garage with steps to the side of the property leading to a one bedroom annex. The annex would be perfect for guests or additional income with it comprising a large open plan kitchen/dining/sitting room with a double bedroom and ensuite bathroom.



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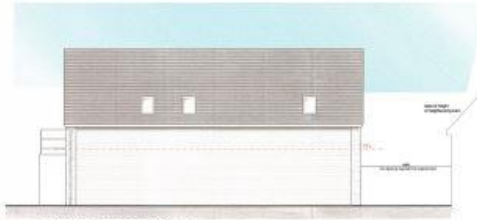


<p>Mr K Smith</p> <p>Project Name: Upgrade Living, Kitchen, Bathroom, Store, WC and WC</p>		
<p>Extension To Decking & Garage With Access Over</p>		
<p>Proposed Drawing: First Floor Plan Section A-A 1/50</p>	<p>Scale: 1/50</p>	<p>ARCHITECTURE • DESIGN • PLANNING</p>
<p>Date: October 2016</p> <p>Drawn by: L0649/10099</p>	<p>EMD</p>	
<p>100 To Widdow Place, Sydney, New South Wales, Australia</p> <p>© 2016 PointCloud Ltd</p> <p>www.pointcloud.com.au</p>		

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South East Elevation



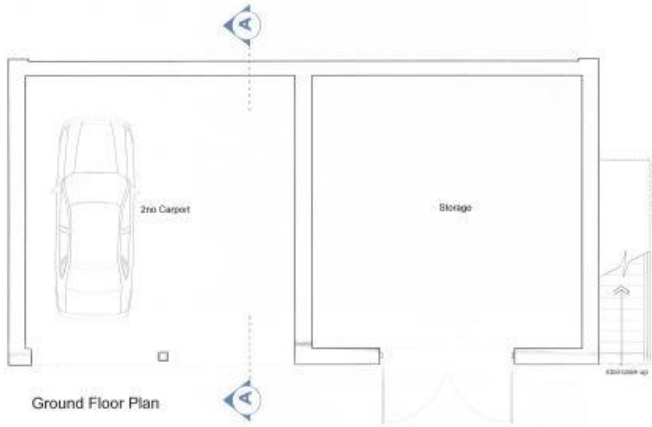
North West Elevation



North East Elevation



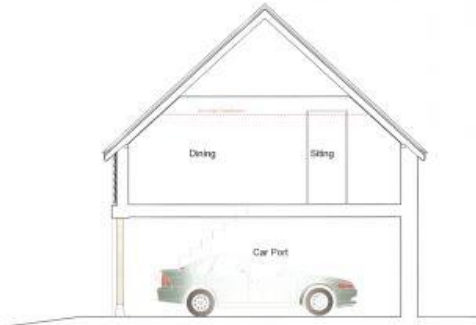
South West Elevation



Ground Floor Plan



First Floor Plan



Section A-A

<p>Site: 181 K. Smith</p> <p>Project Name: Through Plot, Through Lane, Boundary, 181K-7, Storage, 1815 910</p> <p>Client: Expansion To Shedding & Garage With Access Over</p> <p>Project Location: 1815 910</p> <p>Proposed Drawing: 1:10</p> <p>Garage Floor Plans: 1:10</p> <p>Elevations: 1:50</p> <p>Date: October 2016</p> <p>Drawing Number: L5543/10004</p>		
<p>POINTCLOUD limited</p> <p>ARCHITECTURE • DESIGN • PLANNING</p> <p>1815 910 PO BOX 1815 SMITHS WINDERMERE, WA 910</p> <p>© 2016 ALL RIGHTS RESERVED WWW.POINTCLOUD.COM.AU</p>		

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South East Elevation



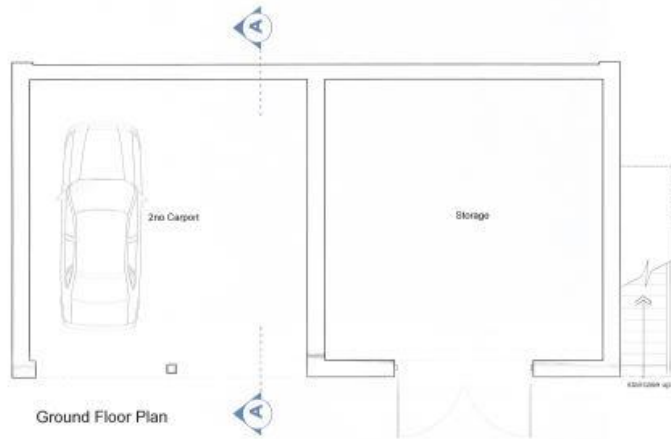
North West Elevation



North East Elevation



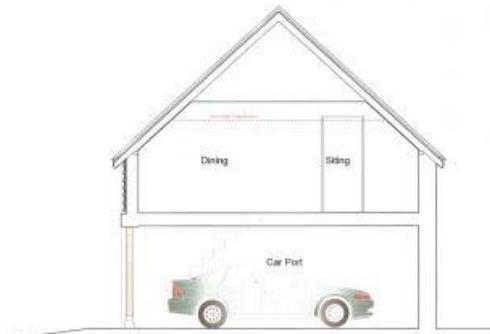
South West Elevation



Ground Floor Plan



First Floor Plan



Section A-A

<p>MR A Smith</p>		
<p>Three Cars Three Cars Wash Wash Wash Wash Wash Wash</p>		
<p>Extension To Dwelling & Garage With Access Only</p>		<p>ARCHITECTURE • DESIGN • PLANNING</p>
<p>Proposed Dwelling Garage Floor Plans Elevations Section</p>		
<p>October 2016</p>	<p>EMD</p>	
<p>15543/10004</p>	<p>EMD</p>	
<p>101116 101117 101118 101119 101120 101121 101122 101123 101124 101125 101126 101127 101128 101129 101130 101131 101132 101133 101134 101135 101136 101137 101138 101139 101140 101141 101142 101143 101144 101145 101146 101147 101148 101149 101150 101151 101152 101153 101154 101155 101156 101157 101158 101159 101160 101161 101162 101163 101164 101165 101166 101167 101168 101169 101170 101171 101172 101173 101174 101175 101176 101177 101178 101179 101180 101181 101182 101183 101184 101185 101186 101187 101188 101189 101190 101191 101192 101193 101194 101195 101196 101197 101198 101199 101200</p>		<p>POINTCLOUD limited</p>

OUTSIDE

WHEN BUILT - Approaching the property is a sweeping driveway which will lead to the double car port and garage. Currently there is a metal single garage which offers storage and a large wood clad stable which could offer even further scope and potential to create into further accommodation or a home office subject to the necessary consents. To the front of the house is an area of lawn with a further garden to be created to the side of the house with direct access from the open plan Kitchen/dining/family room with a backdrop of beautiful countryside views.

PLANNING REFERENCE

Somerset Council - Mendip (East)
2016/2884/HSE

LOCATION

Masbury is a small hamlet located to the East of Wells. Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (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 signposted to Shepton Mallet. Continue through the village of Croscombe, taking the third left into Rock Street (just before the primary school). Follow Rock Street around to the right and then bear left into Thrupe Lane. Continue up the hill and along the lane for approx 1 mile, where the property can be found on your left (drive is next to small red postbox).

REF:WELJAT22092023



Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Currently- dual fuel room heaters

Services: Private Drainage (cess pit), mains water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



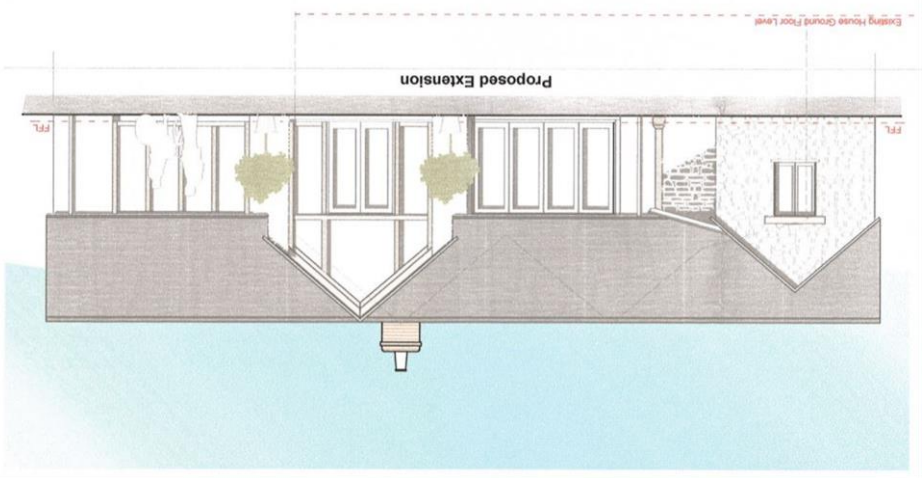
Nearest Schools

- Horrington & Wells



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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