

# 119a Lyes Green, Corsley, BA12 7PB

COOPER  
AND  
TANNER



£725,000 Freehold

An impressive, detached family house with gated driveway parking, a double garage, large gardens and stunning views across surrounding countryside.

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**£725,000 Freehold**

## DESCRIPTION

Mostly renovated and requiring the finishing touches, this substantial detached house represents an exciting opportunity.

On the ground floor the accommodation provides a spacious entrance hall with a galleried landing. To one side is the sitting room with an open fireplace, window to the front and uPVC doors to the rear, leading out to the garden.

The large kitchen/dining room has a newly fitted range of floor and wall units with work surface over, an integral oven and an induction hob set within a large kitchen island. Large 'New Wave' doors open out to the garden with views of the paddocks beyond. There is also a WC and a door to the double garage which also houses the new heating system, sink and utilities for the property.

The first-floor accommodation provides five well-proportioned double bedrooms, two en-suites and a family bathroom.

## OUTSIDE

To the front of the property there is a driveway with ample off-road parking and room for a boat/caravan/storage, if required. There is a double garage with an up-and-over door, power and light, a utility sink and plumbing for a washing machine.

The front garden is laid to lawn and enjoys natural screening. The rear garden is extensive, borders open fields and is laid to lawn with a variety of mature trees and shrubs. To the rear of the house there is a patio. The garden enjoys a south-easterly aspect with views across to Cley Hill.

## ADDITIONAL INFORMATION

Oil and electric heating. Mains electricity and water are connected.

## LOCATION

The property is superbly located within this sought-after village. Corsley benefits from three public houses, village church, reading rooms, playing field and tennis courts. Warminster is located approximately four miles away and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo, whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

The nearby town of Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.







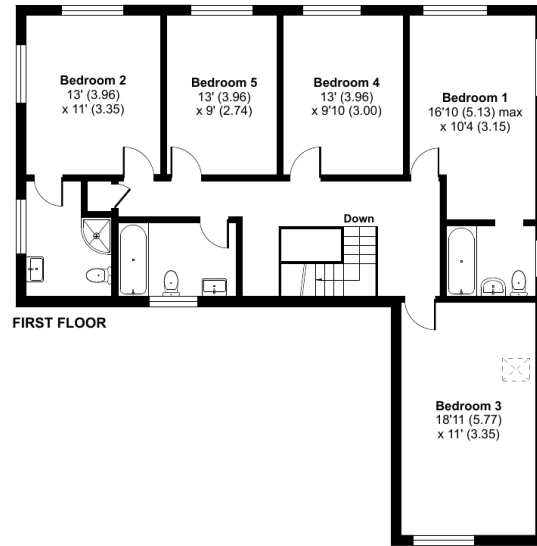
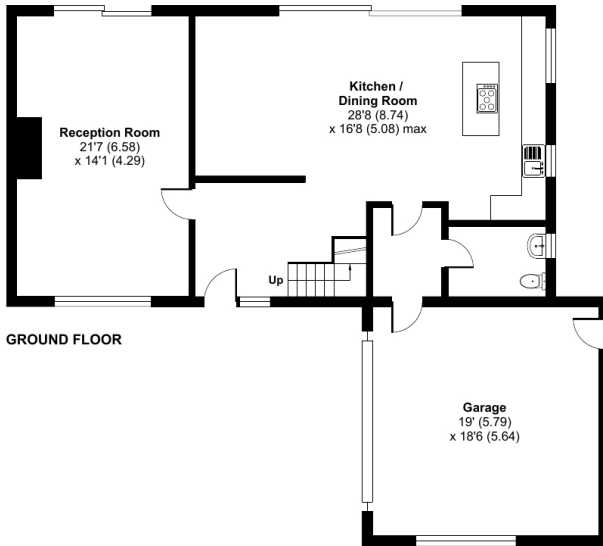
# Lyes Green, Corsley, Warminster, BA12

Approximate Area = 2141 sq ft / 198.9 sq m

Garage = 345 sq ft / 32 sq m

Total = 2486 sq ft / 230.9 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). © ntkhcom 2023. Produced for Cooper and Tanner. REF: 1027099



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