



Windy Ridge, Great Elm, Frome, BA11 3NZ

Guide Price £625,000 Freehold

COOPER
AND
TANNER



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 2/3  2  2  Approx. 1/2 Acre EPC D

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Description

Set back from the road within approximately 1/2 an acre of grounds, Windy Ridge is a single storey home built in the mid-90s and now requires modernisation throughout, with obvious development potential to create a substantial family home, subject to gaining relevant planning permissions.

The accommodation includes a very spacious entrance hall which makes for a great first impression and represents a potential space for stairs if someone were to want to convert the roof space.

The main reception room is a fabulous dual aspect light and airy room with three windows looking across the beautiful gardens and countryside beyond. There is a second dual aspect reception room which houses the open fire. There is a modest size kitchen, a separate utility room, two bedrooms and two shower rooms (formerly a 3 bedroom with one shower room).

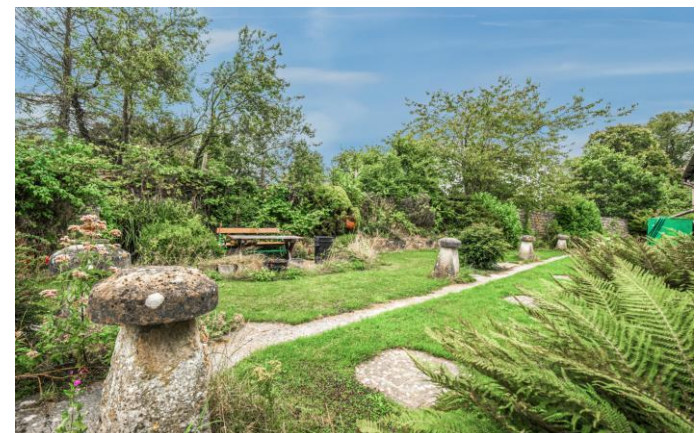
Outside

A gated driveway opens into the walled plot with ample parking for multiple vehicles in addition to the spacious garage. The gardens lie predominantly to the front and the side and are made up of large level lawn decorated with a variety of mature plants, shrubs and trees. There is productive fruit growing areas and a greenhouse. The former barn is a very large space with ample room for multiple vehicles in addition to workshop space. The barn is fitted with power and light.

Location

Windy Ridge is situated in the pretty village of Great Elm, a quintessential Somerset village surrounded by breath-taking rolling countryside and within three miles of the historic market town of Frome. There is a thriving arts scene and a wide variety of amenities including shops, schools, a library and two theatres. Frome is renowned for its excellent range of independent shops, a monthly artisan market and the annual Frome Festival in July. Sporting facilities include a leisure centre and two golf courses, along with riding, fishing and shooting opportunities in the area and racing at Bath, Wincanton and Salisbury. The nearby village of Mells is 1.5 miles away and provides a shop, café, post office, school, church and renowned public house, The Talbot Inn.

The renowned Babington House Private Members Club, the country branch of Soho House, is four miles away and offers many recreational facilities. There are excellent nearby schools, including King's School Bruton, Sexey's, Warminster School, All Hallows Preparatory School, Downside School, Wells Cathedral School and Bath schools including Monkton Combe, Prior Park College, King Edwards, The Royal High and Kingswood Schools. There is good road and rail access to Bath (within 14 miles) and Bristol (23 miles), and mainline rail services are available at Bath and Westbury stations, with direct services to London Paddington - journey time from 75 minutes. The A303 (M3) provides good road access to Central London and the national motorway network, and Bristol International Airport is within 23 miles of the property.











Local Information Great Elm

Local Council: Somerset

Council Tax Band: E

Heating: Oil fired central heating

Services: Mains water and electricity. Private drainage

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Warminster and Westbury



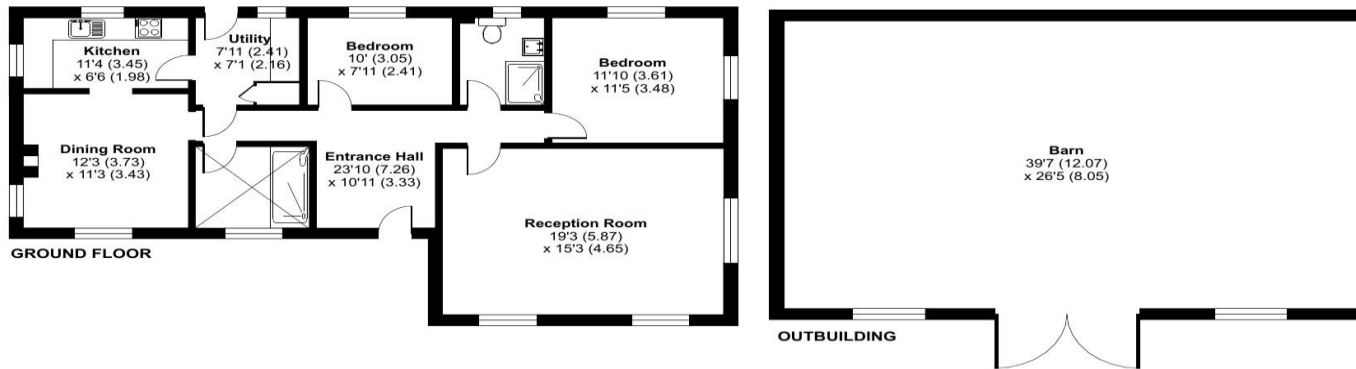
Nearest Schools

- Fromek, Mells, Bath, Bruton
- Street, Warminster and Wells

Windyridge, Great Elm, Frome, BA1

Approximate Area = 2136 sq ft / 198.4 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1176692

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