



Top Wood, Holcombe

£650,000



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Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this impressive family home found just a short stroll from the village's highly rated local farm shop and kitchen. The property sits within a generous well tended plot and boasts far reaching views over the Mendip countryside. The house has been extended over time to provide fantastic accommodation with five sizeable bedrooms, family bathroom and ensuite over the top floor. Two spacious reception rooms offering brilliant living space, with the ground floor being concluded by a large kitchen breakfast room and downstairs shower room. The large landscaped gardens will provide an excellent setting for sunny days, sure to be appreciated by any avid gardeners. Parking is in no short supply, with a double garage and extensive driveway. To interact with the virtual reality tour, please follow this link:

<https://premium.giraffe360.com/forestmarble/topwood/>

Situation

Holcombe is a beautiful village particularly popular thanks to being within easy commuting distance of various nearby towns as well as the city of Bath, whilst still enjoying a wonderful sense of tranquility. The village is rich in history, and is even thought to be the place of origin of the rhyme 'Ring a Ring o'Roses', with the local public house being named after the song up until recently, now standing as the highly rated Holcombe Inn. The village is also home to a fantastic and recently renovated farm shop and restaurant, the Holcombe Farmshop & Kitchen. Venturing out of the village, the town of Radstock is nearby. Running into the town are two routes for cyclists and walkers - the local Greenway and a section of the national cycle network, running from Bath through Radstock and onto Frome and the South Coast. There is a wide variety of walks available around Radstock, such as the Miners and Black Mountain trails Surrounding the town, set within glorious countryside are a wealth of attractions, including more historic and picturesque villages. Just down the road from Radstock discover Midsomer Norton where the town centre is an enjoyable place to shop and spend some time. There are fine historic buildings, the River Somer runs through the centre of the town, and Hollies Garden offers a central green space for shoppers and others to meet, sit, and watch the world go by.

Rooms

Entrance Hall

Stepping onto the tiled flooring of the entrance hall, you are met with access to the lounge, dining room, and stairs to the first floor landing.

4' x 6'10" (max) (1.22m x 1.86m)

Sitting Room

The dual aspect lounge is brilliantly proportioned, offering you flexibility with how you choose to utilise the space and configure your living room furniture to best suit your needs. An attractive fireplace acts as the focal point of the room, with natural light entering via the window and sliding doors providing views over and access to the beautiful gardens.

12'10" x 21'8" (max) (3.69m x 6.64m)



Kitchen

Comprised of solid wood a range of wall and base units topped by granite effect work surface with an inset one and a half bowl sink drainer and electric hob with cooker hood over. Integrated eye level oven and space for your fridge freezer. Tiled splashbacks and tile effect flooring. To one side, there is space for a table and chairs where you can pause to grab your morning refreshments.

22'10" (max) x 9'10" (6.74m x 2.77m)

Dining Room

This reception space is ideal for hosting family and friends around your large dining table and chairs for various dinner parties, conveniently open to the kitchen. Ample space for accommodating storage units and book shelves.

11'9" x 12'3" (max) (3.63m x 3.75m)

Rear Lobby

From the kitchen, the rear lobby provides access to the downstairs shower room, garage and rear patio area. Excellent space for storing shoes and hanging your coats.

2'8" x 10' (max) (0.85m x 3.05m)

Shower Room

Comprised of a shower cubicle, wash hand basin and WC with vanity unit over. Tiling to the walls and tile effect flooring.

6'10" (max) x 5'10" (1.86m x 1.55m)

Landing

Reaching the top of the stairs, the landing offers access to all bedrooms as well as the family bathroom.

9'5" (max) x 3'3" (2.90m x 1.01m)

Primary Bedroom & Dressing Room

This impressive main bedroom provides you with an abundance of space for a range of bedroom furniture, as well as offering fantastic built in storage for even the largest of clothing collections. The amazing size of the room means you have incredible opportunity to really transform the space into your own haven, with option to utilize the sizeable dressing area or create an additional home office area.

17'3" x 21'10" (max) (5.27m x 6.43m)

Ensuite

Comprised of a bath, shower cubicle, WC and wash hand basin with vanity unit under. Tiling to the walls and tile effect flooring.

7' x 9'2" (2.13m x 2.80m)

Bedroom Two

A sizeable double bedroom again with no shortage of space for your double bed and wardrobes. Here you can look forward to waking up to views over the gardens.

12'9" x 10'10" (3.93m x 3.08m)

Bedroom Three

Positioned to the rear of the property, this double bedroom is again excellently proportioned and would be ideal as a guest room or teenager's room.

9'6" x 11'3" (max) (2.93m x 3.44m)

Bedroom Four

Overlooking the gardens with ample space for a range of bedroom furniture in various configurations. Recess storage to one side ideal for a fitted wardrobe.

11'10" (max) x 9'2" (3.38m x 2.80m)

Bedroom Five

Currently utilised as a work from home study area, although could easily be transformed to a comfortably proportioned double bedroom dependent on your needs.

9'8" x 9'10" (max) (2.99m x 2.77m)

Bathroom

A family bathroom comprised of a bath, wash hand basin and WC. Tiling to the splashbacks and tile effect flooring.

8'2" (max) x 5'5" (2.50m x 1.68m)



Gardens

Perhaps one of the most enticing aspects of this spectacular property is the extensive landscaped wrap around gardens, providing a wonderful setting to enjoy the outdoors with everything you would look for in a plot. The front garden is mainly laid to a generous stretch of beautifully maintained lawn, gently sloping with steps down to the lower level, edged by mature shrubs and fencing offering a wonderful sense of privacy. Planting and growing beds are sure to be appreciated by any avid gardeners and make for a beautiful addition to the scenery. To the rear, a patio area provides just one of many excellent spaces for creating a seating area where you can sit back to enjoy alfresco dining or your morning coffee, you will also love the elevated views from the pergola style seating spot tucked into a quiet corner at the rear of the plot. A shed to the side of the property offers great storage space.

Garage

A double garage benefiting from power and light accessed via two up and over doors and an integral door from the rear lobby.

Parking

Parking for multiple vehicles can be found on the large driveway.

Directions

Approaching Holcombe via Edford hill, continue along onto Holcombe Hill before turning left onto stones paddock. Turn right onto Top Wood and follow the road along, the property will be found on your left hand side.

Agent Notes

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Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: sales@forestmarble.co.uk

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