



FOREST MARBLE  
PROPERTY SALES & LETTINGS



FOREST MARBLE  
PROPERTY SALES & LETTINGS



FOREST MARBLE  
PROPERTY SALES & LETTINGS



FOREST MARBLE  
PROPERTY SALES & LETTINGS

Lyes Green, Corsley

£500,000

Council Tax Band F Tax Price £3,033 pa



FOREST MARBLE  
PROPERTY SALES & LETTINGS

**Call Forest Marble 24/7 to book your viewing on this character cottage which exudes charm and character. This beautiful property was originally built in the late 1700's for the poor of the village and subsequently became part of the Longleat estate. Sold in the 1940's to pay for Lord Baths death duties into private ownership. The current owner extended the property and it now offers flexible split level accommodation which will suit those who are after a spacious layout and a comfortable peaceful lifestyle. Outside you have classic front and rear cottage gardens and a double garage with additional workshop. To interact with the virtual tour please follow the link [click here](#)**

#### **What The Vendor Loves About Their Home**

Having bought our family home in the early 1980's, the property required a lot of modernisation to suit our needs, however when driving around to find a suitable home we spotted this property and immediately fell in love with the chocolate box picture thatched cottage and its rural setting. Having enjoyed every moment of the peace and quiet this property offers,

time has caught up and a move to something smaller is required. I love relaxing in the spacious lounges, I tend to use the larger one in the summer and the smaller one in the winter, so I can be by the large fireplace in the cooler months. Being an outdoors person the surrounding area is ideal for running or going for long walks across the open countryside. The house has changed how it has been used a lot over the years depending on how many of us were living in there at the time! I will truly miss my family home and have loved every bit of the forty years I have lived here, however now it is time for another custodian to live here and make it their own.

#### **Key Features**

- Grade II Thatched Cottage
- Rural Location
- Flexible Accommodation
- 3/4 Bedrooms
- Multi Fuel Stove
- Stunning Garden



## Rooms

### Entrance Hall

6' x 8'3" (1.83m x 2.53m)

### Kitchen

11'7" x 8'2" (3.57m x 2.50m)

### Dining Room

10'7" x 11'8" (3.26m x 3.60m)

### Living Room

12' x 10'6" (3.66m x 3.23m)

### Living Room

14'10" x 22'7" (4.30m x 6.92m)

### Bedroom 1

10'11" x 15'6" (3.08m x 4.75m)

### WC

4'7" x 3'3" (1.43m x 1.01m)

### Bedroom 2

14'10" x 12'10" (4.30m x 3.69m)

### Bedroom 3

9' x 9'2" (2.74m x 2.80m)

### Bed 4 / Study

7'7" x 7'5" (2.35m x 2.29m)

### Bathroom

5' x 7'7" (1.52m x 2.35m)

### Shower Room

5'2" x 7' (1.58m x 2.13m)

### Workshop

13'4" x 7'7" (4.08m x 2.35m)

### Double Garage

19'9" x 14'10" (6.07m x 4.30m)

### Parking

Parking on a sloped driveway to the front of the garage

### Gardens

Stunning cottage gardens to the front and rear of the property, also raised decking from the lounge overlooking the raised fish pond.

### Directions

Heading east from Frome on the A362 you will enter the Corsley Heath, turn left at the White Hart public house towards Leys Green, the property will be found on the right hand side.

### Agents Notes

Please note the property is Grade II listed and the vendor informs us the thatch was replaced 15 years ago. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





**Forest Marble Ltd**

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

