



West Horrington, Wells

£1,750,000



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 after interacting with the virtual tour of this striking modern family home set on the Mendip Hills and enjoying circa 3 acres of grounds. The property, a former inn, has been renovated and extended in recent years and still leaves the new owners the opportunity to put their own stamp on it with various finishing touches to complete the project. Modern living is encompassed throughout with 6,500 sqft of space available made up of a mix of reception rooms and living areas; at one end of the property is the hub of the house linking together the kitchen, dining room and one of many living spaces. There is the opportunity to finish off two more ensuites and a large mezzanine area. To interact with the virtual tour please follow the link <https://tour.giraffe360.com/slabhouseinn/>

What The Vendor Loves

I saw the opportunity to take on this project as the location of the property was ideal for us as a family with children at one of the local private schools; and with work taking me to Bristol, Bath and London on a regular basis. We wanted to create a modern home with large living spaces, however still maintaining the ability to focus on having fun as a family or when entertaining guests. Our children have loved exploring the grounds and as they get older enjoying the space on offer in their own rooms and the various living spaces on offer through the property. Albeit we are sad to have to leave before being able to finish the project, as work requires us to relocate we know we have created a home that the memories will live with us forever.

What The Vendor Loves

- 6500 sqft Country Residence
- Located on Mendip Hills
- Flexible Living
- Circa 3 Acres Grounds
- Modern Living
- 5 Double Bedrooms

Rooms

Entrance Hall

42'10" x 12'9" (12.83m x 3.93m)

Kitchen Living Area

15'8" x 34'4" (4.82m x 10.48m)

Dining Room

12'2" x 13'8" (3.72m x 4.21m)

Living Room

22' x 28'4" (6.71m x 8.66m)



Games Room

16'2" x 34'8" (4.94m x 10.61m)

Proposed Utility

12'4" x 13'11" (3.78m x 4.00m)

Inner Lobby

7'4" x 6'6" (2.26m x 2.01m)

WC

5'3" x 11'2" (1.62m x 3.41m)

First Floor Landing

33'8" x 12'11" (10.30m x 3.69m)

Bedroom

15'9" x 24'11" (4.85m x 7.35m)

Bathroom

16' x 11'4" (4.88m x 3.47m)

Bedroom

12'7" x 12'5" (3.87m x 3.81m)

Study Area

8'11" x 8'7" (2.47m x 2.65m)

Proposed Ensuite

7'2" x 7'7" (2.19m x 2.35m)

Bedroom

13'3" x 13'10" (4.05m x 3.99m)

Proposed Ensuite

8'2" x 4'9" (2.50m x 1.49m)

Bedroom

11'8" x 16'5" (3.60m x 5.03m)

Bedroom

10'10" x 12'3" (3.08m x 3.75m)

Family Bathroom

6'2" x 12'5" (1.89m x 3.81m)

Triple Car Port

Parking and Storage, option to fit garage doors if so

Parking

Drive way cuts through the grounds and brings you to the property with parking for numerous vehicles

Grounds

The whole plot extends to circa 3 acres and is a blank canvass for the new owners to create their own choices on how they would like to utilise the space on offer.

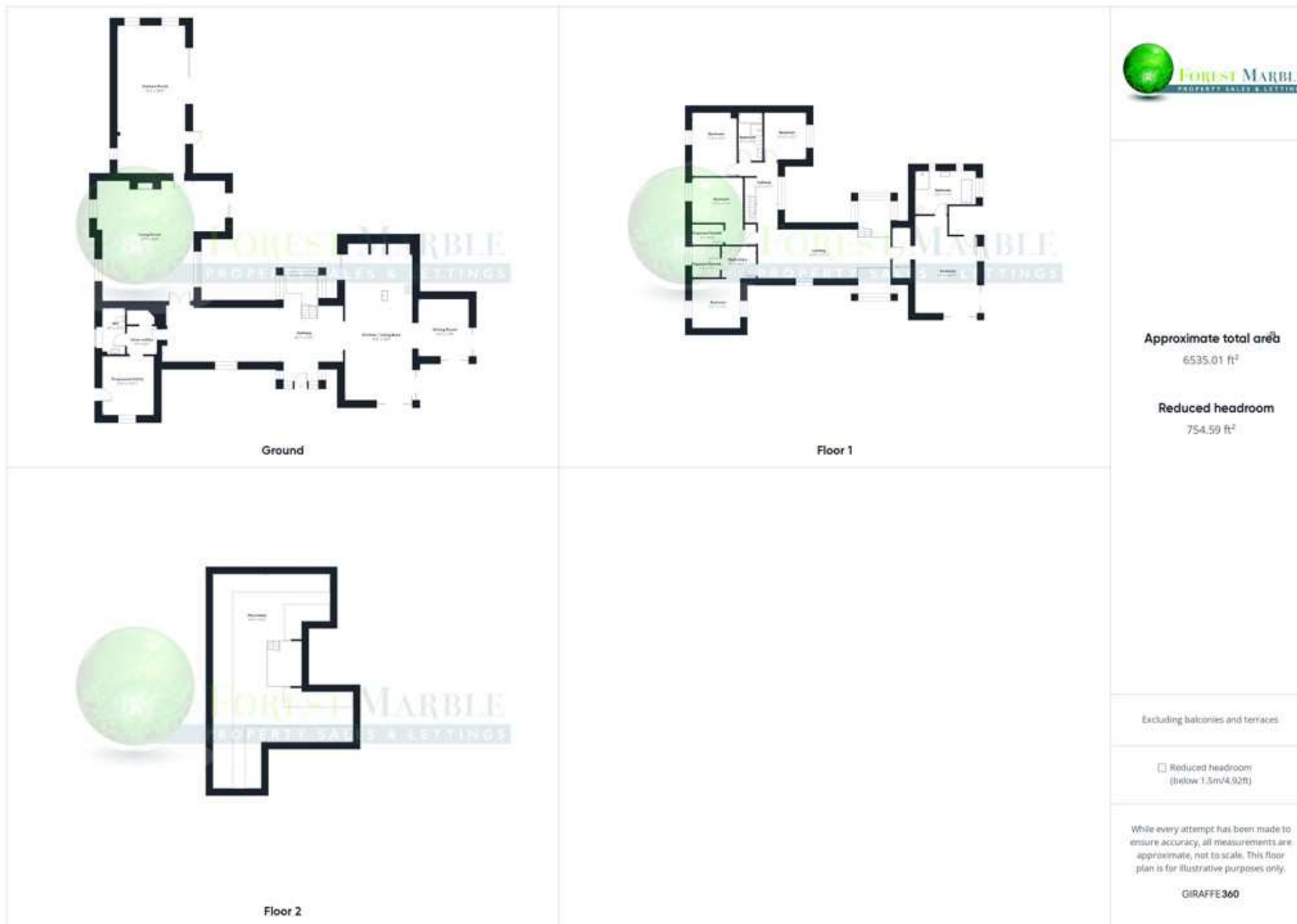
Directions

Take the Bath Road B3139 out of the city of Wells and continue along this road for circa 2 miles and the property will be found on your right hand side. Follow the What3Words

Agents Notes

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

Email: 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.

