

FOLLEYBRIDGE HOUSE CROSCOMBE



FOLLEYBRIDGE HOUSE, CROSCOMBE, SOMERSET

Wells 4 miles • Bristol 22 miles • Bath 20 miles • Frome 14 miles • Shepton Mallet 2 miles

Guide Price £550,000

A well positioned large family home with fantastic views across the popular village of Croscombe. The property is set in mature well maintained grounds and benefits from an acre paddock



- Entrance Hall
- Sitting Room
- Kitchen and Garden Room
- Dining Room
- Utility Room
- Four Bedrooms
- Two Family Bathrooms
- Four Berth Integral Garage
- Ample Parking
- Superb Views
- Beautiful Gardens
- Vegetable Garden and Paddock

Description

This substantial detached property is located in an elevated position overlooking the village of Croscombe which is just a short drive from Wells. The house provides extensive accommodation comprising of a hallway, kitchen, garden room and utility room. There is a well-proportioned sitting room with an open fire, a family room/fourth bedroom which also enjoys superb views over the village. The ground floor also includes a dining room and a family bathroom. The first floor consists of a master bedroom with en-suite shower room, two further bedrooms and a further family bathroom. There are steps leading from the ground floor down to a four berth garage which currently houses a workshop and wood store.

There is a driveway leading to the property with ample parking and access to the garages. To the front of the property there is a well tended formal garden enjoying village views. To the rear of the Folleybridge house there is a south facing garden mainly laid to lawn which leads into a productive vegetable garden and many fruits trees. Next to the kitchen garden is mature wild flower meadow and a gate leading to a paddock of approximately one acre.

A fantastic family home overlooking a popular village close to Wells and Shepton Mallet





GENERAL PROPERTY INFORMATION

TENURE

The property is of freehold tenure with vacant possession upon completion

OUTGOINGS

Council Tax – G

SERVICES

Mains water, mains drainage, gas and electricity. Gas fired central heating

FIXTURES AND FITTINGS

All those items usually regarded as retained to the Vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation

PUBLIC AUTHORITIES

Mendip District Council - 0300 303 8588

POSTCODE

BA5 3QR

VIEWING

Strictly by appointment with the Vendor's Agent, Killens
Telephone 01749 671172

ENERGY PERFORMANCE CERTIFICATE

Rated D. View at www.killens.org.uk

DIRECTIONS

From Wells take the A371 towards Shepton Mallet. On entering the village of Crocombe go past the village school on your left hand side and Duncart Lane will be found just past there on your right. Folleybridge House is found over the small stone bridge up a short driveway.

Situation

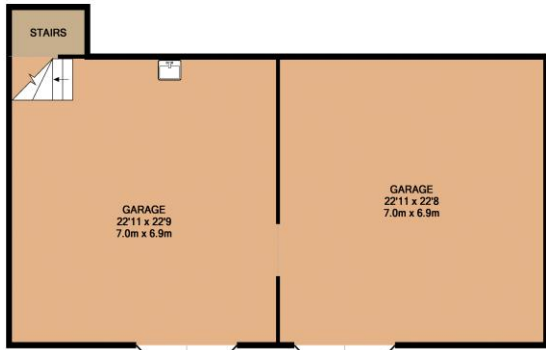
Folleybridge House, is situated in the picturesque village of Crocombe. Crocombe is a sought after village with a warm village community. Within the village there is a popular school, public house, village stores and an active church. The nearby historic cathedral city of Wells is the smallest city in England and offers a range of shopping facilities including a high proportion of independent shops and boutiques, banks, restaurants, public houses, cinema and churches. The stunning market square holds a farmer's market on Wednesday and Saturday. Shepton Mallet is only a short drive from the house which also holds a wonderful farmers market as well as a good range of shopping facilities.

The Georgian city of Bath and the regional centre of Bristol are also within good commuting distance, while Castle Cary Station with links to London Paddington is a ten minute drive away. Bristol International Airport is 25 miles away.

There are excellent schools in the surrounding area including a highly regarded primary school in the village, the extremely sought after Wells Blue secondary school and Whitstone secondary school in Shepton Mallet. Private schools in the locality include Wells Cathedral School, Downside School, All Hallows Preparatory School and Millfield school in Street.

The area is also well known for its variety of sporting and leisure facilities and for walking and cycling while sailing and fishing can be pursued at Chew Valley Lake. Leisure centres can be found at Wells and Shepton Mallet. Wells, Mendip and Farrington Golf courses are conveniently located close by and Horse Racing enthusiasts are catered for at Bath and Wincanton Race Courses.

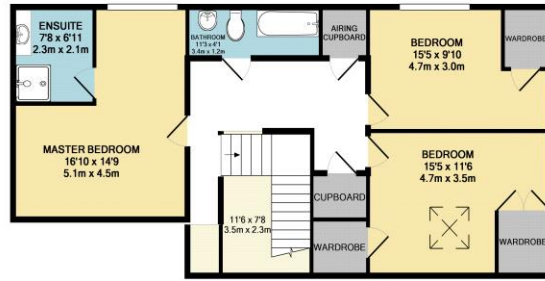




BASEMENT LEVEL
APPROX. FLOOR AREA
1067 SQ.FT.
(99.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1418 SQ.FT.
(131.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA
779 SQ.FT.
(72.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3264 SQ.FT. (303.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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