

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



3 COMBE GREEN, CROSCOMBE, WELLS, SOMERSET, BA5 3QP



**3 COMBE GREEN,
CROSCOMBE, WELLS, SOMERSET, BA5 3QP**

*Wells 3 miles, Castle Cary 10 miles, Frome 14 miles, Bath 20 miles,
Bristol Airport 20 miles.*

A detached, 3 bedroom bungalow in a very quiet and elevated position, surrounded by private gardens, in the heart of a charming village, with views over rooftops to the church and hills beyond.

The house has an entrance hallway, eat-in kitchen, sitting room/dining room, 3 bedrooms and a family bathroom.

Outside there is parking for at least 2 cars, a single garage and a garden which wraps around the whole of the house, a summerhouse, greenhouse, and timber shed.

Guide Price £485,000

Location

Situated close to Wells, nestled in the lee of the Mendips, Croscombe is an ancient village, known to date back to at least 706, it developed in the 16th and 17th centuries with the boom in the wool trade. During this period many houses, cottages and inns were built, and the church was reconstructed. Today Croscombe is a popular and vibrant residential area with a very friendly and active community (of about 600) with a Church, excellent primary school and pub.

The house is at the end of a very quiet cul-de-sac in an elevated position, well away from the main road and it has fantastic, far-reaching views.

Description

This spacious bungalow offers comfortable an spacious accommodation surrounded by very attractive and private, mature gardens with a greenhouse and terrace at the back. The views are fabulous, and the garage has bags of space.





Accommodation

Steps lead up to a terrace beside the house, a glazed front door opens to an entrance hall with handy boot and coat storage cupboard to the left. Straight ahead is the kitchen with timber units and solid timber work surface, there is an integrated electric hob, extractor and double eye level ovens and space for a dishwasher and washing machine. The most notable feature of this room is the magnificent view, over the rooftops of Croscombe, to the church spire, with the backdrop of rolling Mendip Hills in the distance.

The bright hallway leads to a bedroom on the right, which could also be used as a snug or study. On the right next to this is a large, triple aspect sitting room/dining room, again with glorious views over rooftops to rolling farmland to the west. An exterior door provides access to the path that leads around the house and the room is surrounded by views of the garden with great privacy. There is an ornate fireplace with a coal effect fire. There are two further bedrooms, one with built-in cupboards, both have lovely views over the rear garden. At the end of the corridor there is an airing cupboard and a large family bathroom with separate shower cubicle.

Outside the garden is accessed either from the kitchen or from the sitting room. It has wonderful views, and it's mainly laid to lawn with retaining walls, floral beds, mature trees, and shrubs. It is enclosed, sheltered, and very appealing with the variety of plants. There is a summerhouse, and a path wraps around the house to the sheltered courtyard beside the kitchen where there is a greenhouse and timber tool shed, again this area is very private. This paved courtyard is east facing so it will catch the morning sun. The rest of the garden is south and southwest facing. The path continues around the north side of the garage to a garden gate out to the car parking area. There is a hose at the back of the house within easy reach of the greenhouse and a small picket fence divides that courtyard area off from the rest of the garden, making it perfect for dogs and children. There are electricity points on the southside of the house and exterior lighting.

The garage is larger than average with a pedestrian door beside the rear kitchen door. Steps lead down to a very useful space with electric up-and-over door to the front.





Tenure and other points

Freehold. Mains gas, electricity, water and drainage. Council Tax Band E. EPC rating D.

Directions

From Wells take the A371 east toward Shepton Mallet. Enter the village of Croscombe and Combe Green is on the right, well before the pub. Follow Combe Green to the top and the house is on the left as the road widens. The parking is on the sloped drive.

About the area

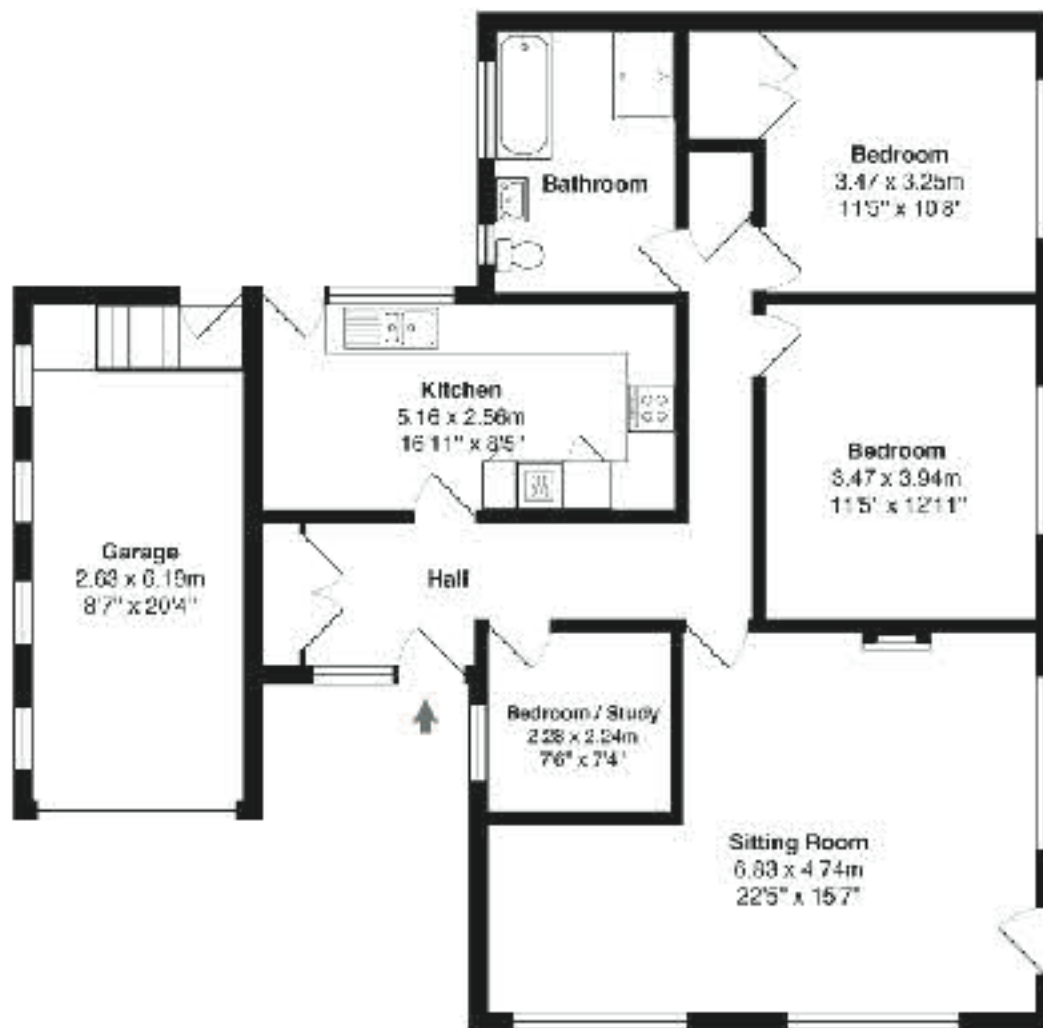
Just a few miles west is Wells, the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community.

To the east of Croscombe is Shepton Mallet, a historic, small market town with many medieval houses and buildings and a wide range of facilities.

The major towns of the area, Bristol, Bath and Frome are all within commuting distance. There are excellent state & independent schools in the area which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Milfield.

Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away.





3 Coombe Green, Croscombe



Approximate gross internal floor area of main building - 113.2 m² / 1,219 ft²

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

1 Priory Road, Wells, Somerset, BA5 1SR. Tel: 01749 670079 - E: info@roderickthomas.co.uk

