

5 Boyd House, South Horrington, Near Wells, BA5 3JR

£365,000 Leasehold

COOPER AND TANNER



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3 **1** **2** **EPC Not required**

£365,000 Leasehold

Description

Set within the popular South Horrington development sits this magnificent grade II listed, three storey three bedroom period property with beautiful views and large cellar. The house which been lovingly improved by the current owners is one of the largest houses within the grounds and still offers huge potential with the unconverted cellar (subject to obtaining the necessary consents).

The living accommodation is arranged on the first floor with a large dual aspect sitting room with beautiful views over the manicured grounds and towards Tor Woods. The kitchen adjoining features a range of wall and base units topped with granite work surfaces, Bosch appliances such as electric double oven and hob, dishwasher and a double sink with waste disposal. The dining area can comfortably accommodate a table for six and has an attractive built in dresser.

The ground floor comprises a bright and spacious entrance hall with a cupboard for shoes and coats, a utility room, two double bedrooms, both having built-in wardrobes and views over the grounds along with the family bathroom with bath, separate shower, toilet and wash hand basin.

The whole second floor is the master suite which includes built in cupboards, a dressing room with a wall of built in wardrobes and an ensuite shower room.

The cellar can be accessed from the pathway outside the house, used currently for storage it offers a wealth of potential to be utilised for a variety of uses such as an office, gym, play room or ancillary accommodation, all subject to obtaining the correct plans and consents. The communal gardens surrounding the main building are all maintained and lovingly

























tended to throughout the year with several seating areas to enjoy the views and south facing aspect. To the front of the house is a small private garden with an area perfect for a bistro dining table. A pathway leads to the parking area which has an allocated space for number five with ample visitor parking to be had.

The Horringtons are a collection of three small villages (South Horrington, East Horrington and West Horrington) surrounded by open countryside and 1 mile east of Wells.

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, two churches and both primary and secondary state schools.

Service Charge currently £1752.24 per annum. Reserve fund contribution currently circa. £526 per annum. Ground rent £75 per annum

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524.

Directions: From Wells follow signs for the B3139 The Horringtons. Turn right on to The Old Frome Road and then first left into Gilbert Scott Road. Continue ahead following Gilbert Scott Road around to the left to the front of the main building. Proceed for approx. 150m where you will find a parking area on your left. Please park in bay 5 or a visitors' bay. Once parked, cross the road and take the left hand footpath towards Boyd House. Number 5 can be found on your right.

REF: WELJAT110718







Local Information Wells

Local Council: Mendip

Council Tax Band: D

Heating: Gas central heating

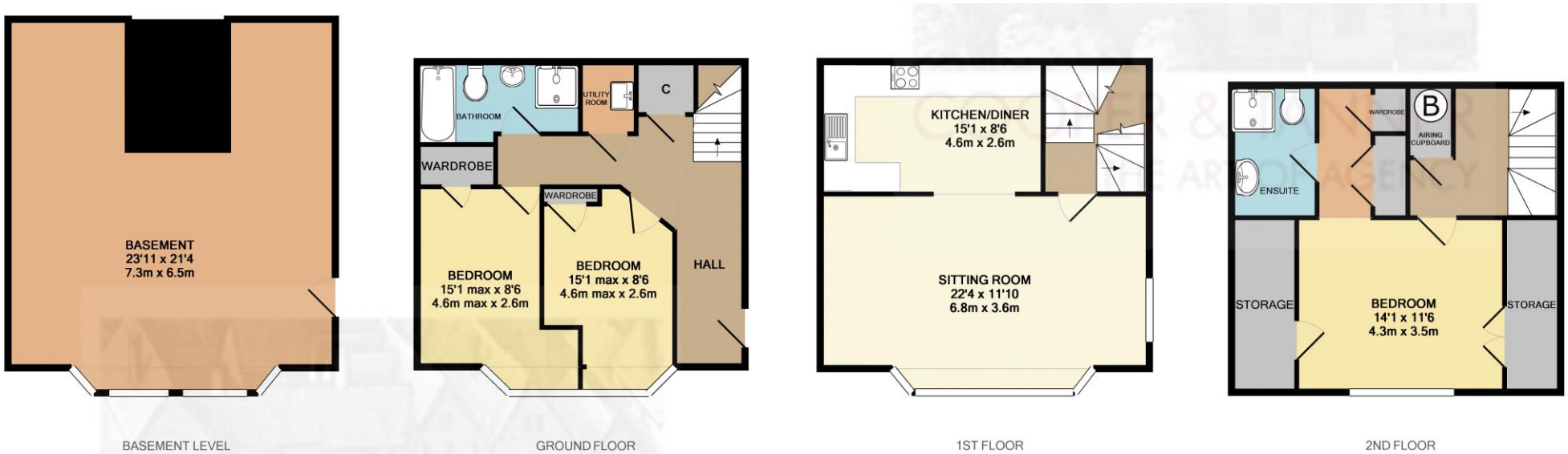
Services: Mains drainage, gas and electricity

Tenure: Leasehold (971 years remaining)

Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Bath Spa & Bristol Temple Meads

Nearest Schools
- Horrington
- Wells



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 as to their operability or efficiency can be given
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COOPER AND TANNER

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