



Thrupe Barn, Thrupe Lane, Masbury, Somerset BA5 3HD

£800,000

COOPER & TANNER
THE ART OF AGENCY

Thrupe Barn, Thrupe Lane, Masbury, Somerset BA5 3HD

Set in a stunning location with incredible views over the Somerset countryside to the iconic Glastonbury Tor; an agricultural barn with full planning consent for the creation of an outstanding 'Grand Designs' style family home of over 4000sqft set in a private plot of over four acres. A further 26 acres also available.

- Permission to create a home of 4400 sq.ft.
- Stunning panoramic views
- Master bedroom suite
- 3 further en-suite bedrooms
- Open plan kitchen living area
- Separate family room and office
- Garaging, storage and workshop
- Annexe potential. Set in 4.65 acres
- 3 acre paddock. Further 26 acres available
- Wells 5 miles. Bath 18 miles. Frome 13 miles

Viewing

Strictly through Cooper & Tanner on 01749 676524

Description

Nestled in an elevated position with far reaching views, on a quiet country lane, Thrupe Barn is a former agricultural barn with full planning consent to build a stunning contemporary new home, or with the additional land, a small country estate. The existing steel

barn will retain its form and will be enhanced by timber cladding and extensive glazed elevations to make a light and well-appointed home that benefits from unrivalled and far reaching views. The cathedral city of Wells is just under 5 miles away and both Bath and Bristol are within commuting distance.



The Accommodation

With the majority of the accommodation occupying the ground floor there are two en-suite bedrooms at first floor level, this spacious barn uses the very best of modern design to incorporate the phenomenal views into the principal living areas. The main space combines the kitchen, dining room and sitting rooms with a separate family room and study. All of the bedrooms have south and east facing windows for the morning

sunlight and have en-suite facilities, with the master suite also having a private dressing room.

The adjacent barn has consent for use as ancillary domestic uses in association with the occupation of the dwelling. The plans submitted show this building being garaging, housing a biomass heating system, log/wood-chip storage and recycling. This is a large building and totals close to 200 sq. m, therefore it could be converted into workshops, office,

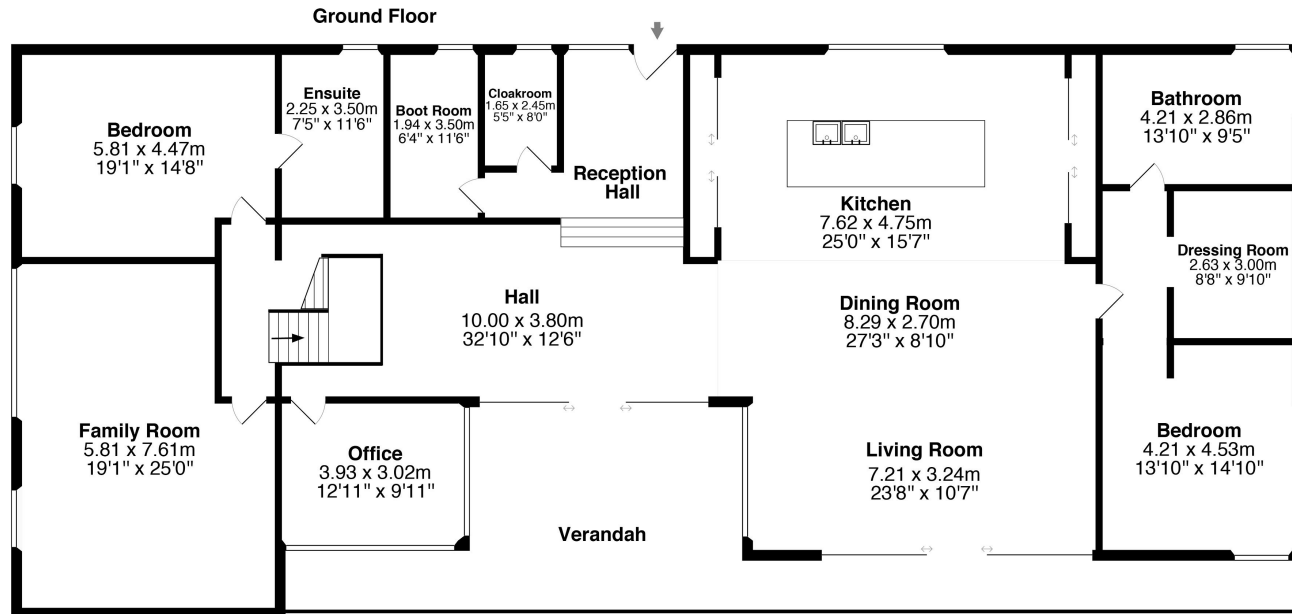
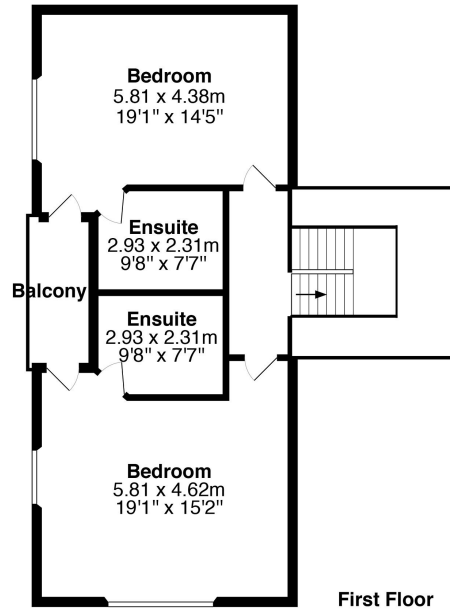
studio, gym or, even, annexe accommodation. The whole site totals just over 4.6 acres, including a paddock of over 3 acres, and is entirely enclosed by mature hedges.

Further Land (as shown edged blue on the plan)

The adjoining land totalling over 26 acres, which includes a small range of steel framed and concrete block wall buildings, and an area of woodland is available by separate negotiation.



Thrupe Barn, Thrupe Lane, Masbury



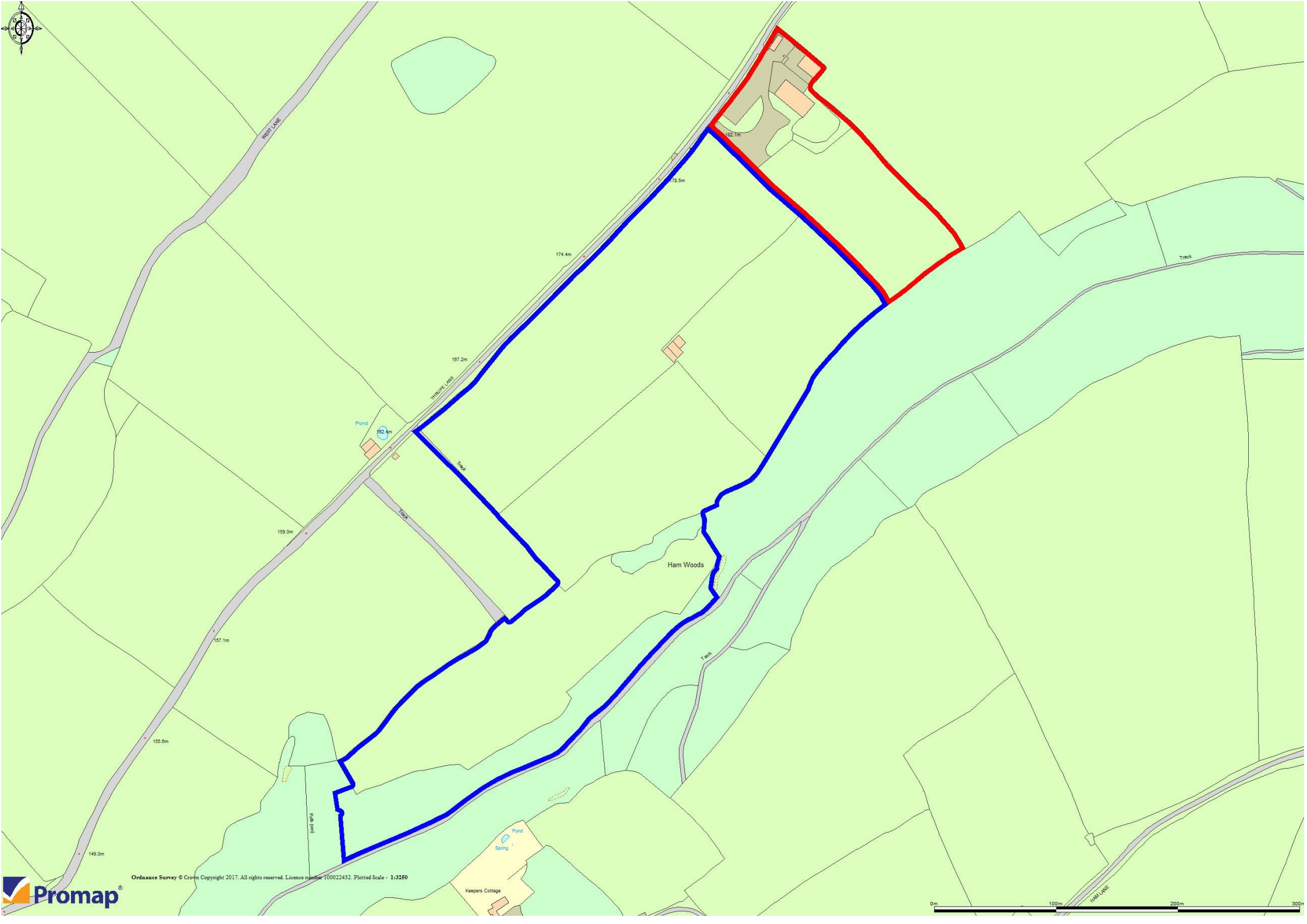
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions.

IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.







Location

Thrupe is a small rural hamlet just outside the village of Croscombe, about 5 miles from Wells and 10 miles from Bruton. Croscombe benefits from a lively village community and has a village school, pub, village hall, church and village shop. Wells, the smallest city in England has an excellent range of high street shops and restaurants and the film 'Hot Fuzz' was filmed around the cathedral here. Local attractions include Glastonbury Tor and abbey, Cheddar Gorge, Stourhead, Clarks Village and Wookey Hole Caves. The surrounding Mendip Hills offer great recreational activities including walks, cycle routes, climbing, diving and caving. The area benefits from a selection of very good schools in Wells, Bruton, Street, Downside and Bath. Connections to Bath & Bristol are good via the A37 and rail connections to London are available at Castle Cary station (10 miles).



Planning

Full planning consent (**Ref: 2017/1459/Ful**) granted on 7th September 2017 by Mendip District Council.

Tel: 0300 303 8588. www.mendip.gov.uk.

Services

Electricity: A mains supply is currently located within the land to the supply edged blue. The buyers will be granted the right to connect should they not buy this land. The site will benefit from a private bore hole water supply. Foul

Drainage: The buyer will be required to install a private sewage treatment plan. **Water:** via a private bore hole.

Tenure

Freehold.

Directions

Take the Old Frome Road towards Wells. Turn left into Thrupe Lane and continue along this lane until you reach open countryside. There are a pair of metal double gates on the left hand side and the barn can be found set back into the paddock and yard area.



MDH 07/9/2017



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