

The Sycamores, Stoke St Michael



THE SYCAMORES, MENDIP ROAD, STOKE ST MICHAEL, BA3 5JU

Frome 10 miles • Bath 15 miles • Bristol 21 miles • Wells 10 miles

Guide Price £585,000

**A spacious detached four-bedroom family home
situated in an elevated position in this popular Mendip village enjoying countryside views.**



- Sought after village location
- Sitting room
- Far reaching views
- Four bedrooms
- Family bathroom
- Beautiful elevated position
- Ample parking
- Double garage
- Private rear garden

Description

An attractive detached four-bedroom family home which sits in an elevated position enjoying the views across open countryside. This large spacious home lends itself perfectly to modern family living.

In entering the property via the open porch into the entrance hallway you will find the kitchen to your right. This looks over the front of the house and has permission granted for a side and a large front extension over the double garage. This leads into the sitting room which is a spacious room with a wood burning stove and views into the rear garden and fields beyond, from here there is a conservatory with access to the gardens. Two good sized double bedrooms with fitted wardrobes and views over either the front or rear of the house extend along this floor of the property. There is a further bedroom which is currently being used as a study, a generous family bathroom and a cloakroom completing the accommodation on the upper floor.

On the lower level you will find a vast master bedroom allowing plenty of natural light to stream in with a further family bathroom. This floor also has its own entrance making it a potential annex.

Outside, is the long driveway with mature planting on one side and a lawn area with mature trees, the rear garden is surrounded by fencing and backs on to paddocks. There is a double garage with electricity and the property also benefits from ample parking.

**An elevated family home
with planning permission to
extend as well as enjoying
far reaching views.**





GENERAL PROPERTY INFORMATION

TENURE

The property is of freehold tenure with vacant possession upon completion

OUTGOINGS

Council Tax – Band E

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

BA3 5JU

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

Satellite navigation will lead you to BA3 5JU

Situation

Stoke St Michael is situated in the Mendip Hills, an area of Outstanding Natural Beauty. It lies between Georgian Bath and the Cathedral City of Wells. This traditional village is surrounded by picturesque countryside and has amenities including a church, primary school, village shop and pub.

The Georgian City of Bath offers a further array of cultural, recreational and educational amenities and is famous for its stunning Georgian architecture, boutique shops, festivals and fine dining. The A303/M3 is approximately 14 miles, bringing London within a reasonable driving distance. Rail links to London Paddington are available at Castle Cary and Westbury stations. There are a number of market towns within close proximity including Shepton Mallet, Frome and Wells, each offering essential shopping as well as individual outlets like the renowned Kilver Court and Sharpham Park Farm Shop. Charlton House Spa Hotel is just 5 miles away and the popular Babington House is close by in Mells also at around 5 miles.

There are excellent schools close by including All Hallows, Millfield, Downside, Bruton and Wells Cathedral, in addition to those in Bath such as The Royal High School and King Edwards.





Total Approx. Floor Area 82.7 Sq M (2172 Sq Ft)

Measurements obtained from a visual inspection. The accuracy of the floor plan information, measurement of cubic contents, volume and any other details are not guaranteed and no responsibility is taken for any error, omission, or misstatement. This copy is for guidance purposes only and should be used as such for the purposes intended. The services, systems and equipment shown may not be installed or in operation up to their capacity or efficiency and are given 'AS IS' with no warranty (2017)



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5 South Parade, Chew Magna, Bristol, BS40 8SH
Telephone: 01275 333993
Email: chewmagna@killens.org.uk

The Cake House, Upper Lodge Farm, Ston Easton, BA3 4DH
Telephone: 01761 241127
Email: office@killens.org.uk

10 Sadler Street, Wells, Somerset, BA5 2SE
Telephone: 01749 671172
Email: wells@killens.org.uk



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