

Nettlebridge

Oakhill, Radstock, BA3 5AA

COOPER
AND
TANNER



£575,000 Freehold

A fully modernised and renovated country home located in a tucked away position at the end of a no through road in the hamlet of Nettlebridge. The four-bedroom home benefits from a double garage & driveway parking for 3/4 cars, along with wrap around gardens and period features throughout the home.

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DESCRIPTION

Ivy Cottage, has been fully modernised to an extremely high standard, incorporating spacious modern living with large windows flooding in light whilst maintaining a homely cottage feel. Solid oak doors, flagstones and the original 300-year-old fireplace all add to this properties charm. The property comprises entrance porch, good sized sitting room with restored flagstone floor and original fireplace opening into a lounge with large patio door to the rear garden with views over the neighbouring fields and brook beyond, cupboard and stairs to the first floor. The kitchen also enjoys the original flagstone flooring & is fitted with floor units with integrated double oven with 5 burner gas hob, dishwasher, sink with drainer and space for an upright fridge freezer. Leading from the kitchen is a separate dining area with large patio door to the terrace patio, gardens/views, and access to the utility/WC, with plumbing for washing machine and space for appliances.

The upstairs of the home comprises four double bedrooms, master and guest bedroom benefiting from en-suites, and two further bedrooms with dual aspect windows overlooking the valley. The family bathroom has been fitted with large roll top bath, separate corner shower, WC and wash hand basin.

OUTSIDE

The property benefits from a detached double garage with ample parking in front for 3/4 cars. A pathway to the side of the garage provides access up steps to the property and the full wrap-around garden and walled patio terrace. The garden and plot is roughly a 1/3 of an acre and enjoys an elevated position with stunning views over the surrounding countryside. The garden has been seeded and will mostly consist of lawn with a large rear terrace patio running the length of the property leading to a separate walled patio area perfect for sitting out and entertaining.

LOCATION

Nettlebridge is a small hamlet just outside the village of Oakhill. Oakhill lies to the Eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, 5 miles from Wells and 4 miles from Shepton Mallet. The nearby main line rail links are situated at Castle Cary, Bath and Bristol. Within the village, everyday needs are catered for in the Post Office/Village stores, doctor's surgery, village churches, village hall and recreation field and two public houses. Oakhill boasts an excellent primary school whilst secondary schools are within easy reach. In addition, The Cathedral School at Wells, Downside at Stratton-On-The-Fosse, All Hallows at Cranmore, Kings, Bruton School for Girls.

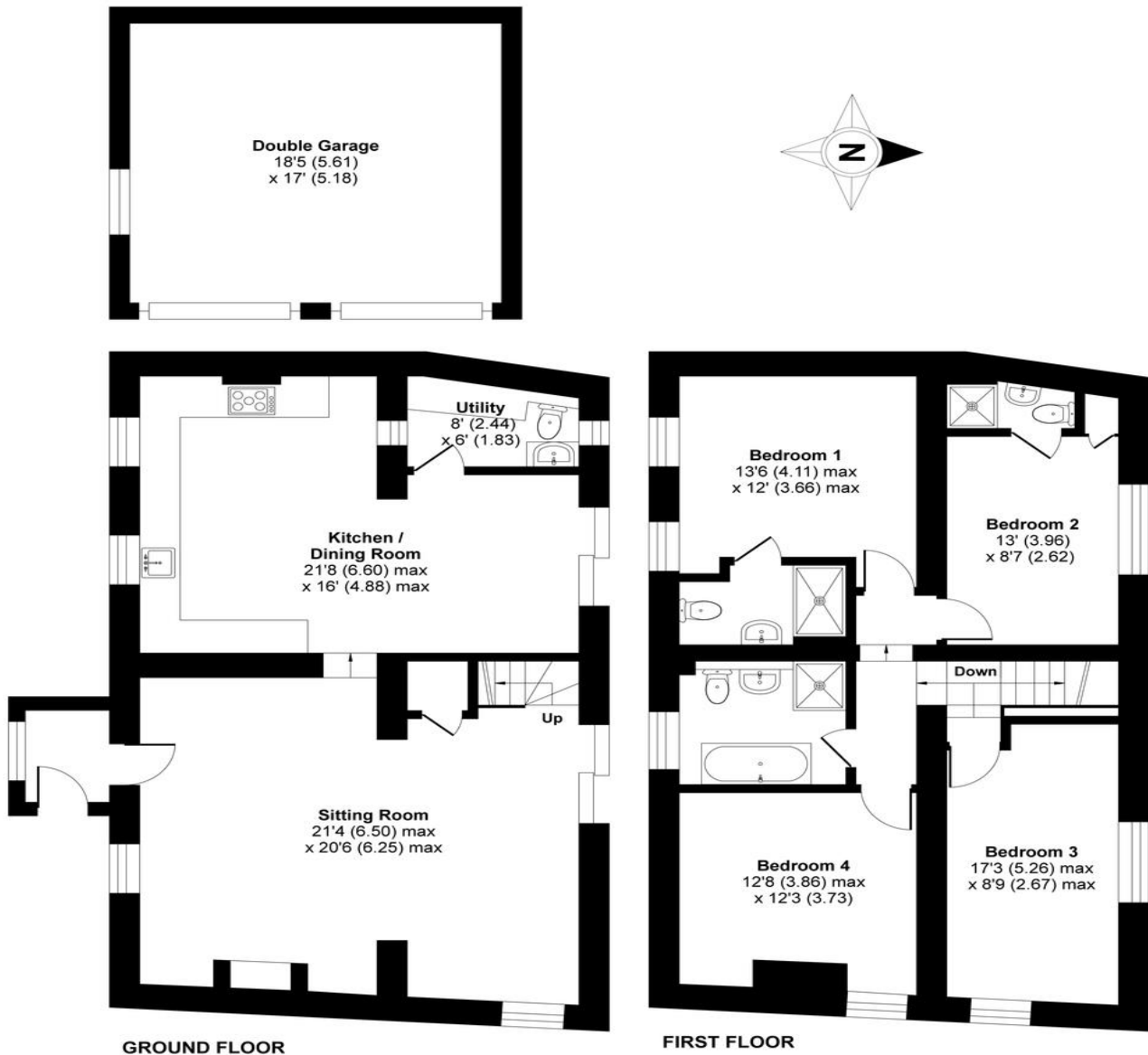




Ivy Cottage, Nettlebridge,, Oakhill, Radstock, BA3

Approximate Area = 1971 sq ft / 183.1 sq m (includes garage)

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2021. Produced for Cooper and Tanner. REF: 727758

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