



**Writhlington, Radstock**

**Guide Price £755,000**



BARONS proudly presents this stunning family home, meticulously maintained and boasting picturesque countryside views. Nestled in the serene locale of Radstock, this remarkable property offers a high standard of living. Expansive land with generous frontage and ample garden space. Its strategic location, just 9 miles from the vibrant City of Bath, ensures a convenient commute. The property comprises a living room with log burner & under floor heating, this is a cozy space for relaxation or entertaining, a kitchen/dining room, combination offers functionality and space for both cooking and dining activities. The presence of a log burner adds a rustic charm and potentially contributes to heating this area as well as under floor heating. This has access to outdoor space such as a patio and lawn area is a valuable feature, providing opportunities for outdoor activities, relaxation, and gardening. Having multiple double bedrooms is convenient, offering ample space for occupants or guests, en-suite bathrooms with underfloor heating, attached to two of the bedrooms add a level of privacy and convenience for those occupants. A family bathroom serves the remaining bedroom(s) and provides additional bathing facilities for residents and guests also with underfloor heating. On the ground floor you are greeted with this separate living space on which could serve various purposes, such as accommodating guests, or offering space for extended family members. The inclusion of a kitchen, shower room, cloakroom, and a bedroom makes it a fully functional living space this space also benefit from under floor heating. UPVc double glazing, garage and ample parking. Call Barons today to avoid disappointment on 01761 411411

- **Energy Rating - C**
- **Presented To A High Standard Throughout**
- **Tenure - Freehold**
- **Council Tax Band - C**
- **VIEWINGS ARE HIGHLY RECOMMENDED**
- **Stunning Far Reaching Countryside Views**
- **Ample Potential To Extend Further (STPP)**
- **Garage With Workshop Above & Ample Parking**
- **3D INTERACTIVE TOUR**
- **Beautiful Spacious Family Home**

**Kitchen/Dining Room 39'5" x 15'2" (12.03 x 4.63)**

**Living Room 21'7" x 14'10" (6.58 x 4.53)**

**Bedroom One 15'4" x 10'11" (4.69 x 3.34)**

**En-Suite 8'8" x 6'10" (2.65 x 2.10)**

**Bedroom Two 12'11" x 12'3" (3.96 x 3.75)**

**En-Suite 8'4" x 4'6" (2.56 x 1.38)**

**Bedroom Three 13'1" x 8'1" (4.00 x 2.48)**

**Bathroom 8'8" x 7'3" (2.65 x 2.23)**

**Annex Kitchen 10'2" x 6'10" (3.12 x 2.09)**

**Annex Bedroom 14'2" x 9'10" (4.33 x 3.02)**

**Annex Cloakroom**

**Annex Shower Room 6'11" x 3'10" (2.11 x 1.19)**

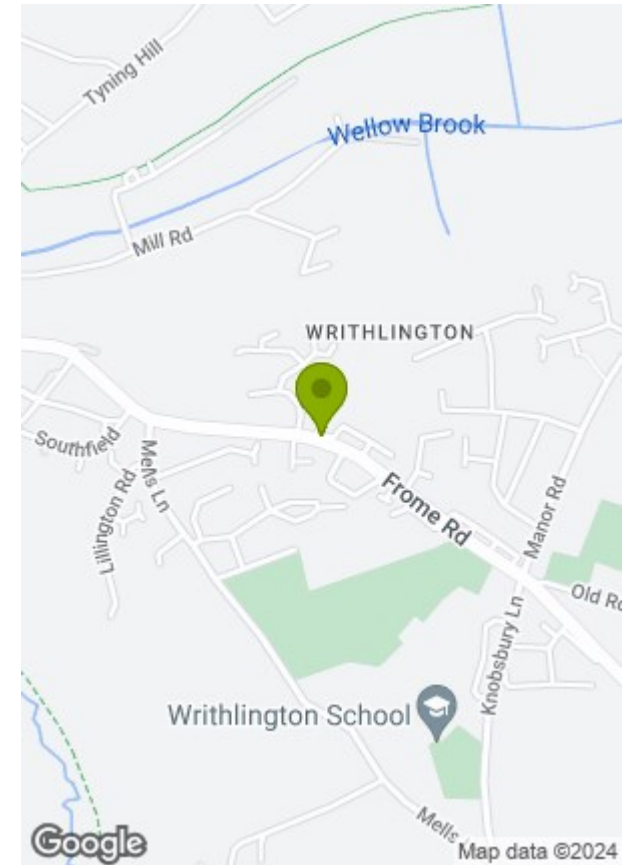
**Please Note**

The property has a Septic Tank





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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	79

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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