



- A detached country property which enjoys an enviable rural setting
- Lounge with feature log burner and patio doors opening onto the garden
- High spec fitted kitchen with integrated appliances and dining area with ample space for a family dining table
- Two large double bedrooms, ensuite shower room and family bathroom
- Detached annexe and detached double garage, oil fired central heating
- Sunny, south facing private grounds, all fully enclosed with gated driveway access and plenty of parking



"A detached rural property with annexe and double garage all set within its own private, enclosed grounds."

The property has been the subject of extensive improvement by the current owners in recent years. The main entrance provides a useful boot room with storage space and door opening into an attractive kitchen dining room. There is a high spec fitted kitchen with integrated appliances and polished worktops, overlooking the garden. The dining area provides ample space for a really good size family dining table. From here the accommodation flows nicely into the lounge area which boasts a log burner and has a pleasant dual aspect and patio doors opening onto a perfectly south facing, private garden. On the first floor are two large double bedrooms. The main bedroom enjoys fitted wardrobes, an ensuite bathroom and far reaching rural views. Bedroom two, also appreciates far reaching valley views and a separate dressing room area. Furthermore, there is a family bathroom with shower over bath.

Externally the property is approached via a private country lane leading to a gated driveway with direct access to the double garage. The mature sunny grounds comprise of lawns with mature planting. The annexe enjoys a secluded and elevated position sitting behind the garage, enjoying rural views from its patio and provides a lounge, bedroom, dressing room or bedroom, kitchenette and shower room.

The location of Green Parlour is well positioned for access to Frome, which is just 7 miles in distance, Midsomer Norton is 4 miles, Bath city centre is 8 miles. Just a two-minute drive from the house is Gallant Hill Farm DIY livery stables and Babbington House country house hotel is 3 miles. Agents Note: In addition to all renovation works visible, our sellers (log with the immediate neighbour's) have installed a new private drainage system which is fully compliant with new regulations.

Tenure: Freehold. **Council Tax Band:** D.





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