



- A detached rural property, boasting a double garage and detached outbuilding
- Lounge with feature log burner and patio doors opening onto a sunny garden, boot room
- Luxury fitted kitchen with integrated appliances, dining area with ample space for a family dining table
- Three bedrooms, ensuite bathroom and separate shower room, oil fired central heating
- Sunny, south facing private grounds, all fully enclosed with gated driveway access
- A quiet rural setting with no passing traffic, which is within easy reach of Bath city centre



"Detached rural property which occupies a good size private plot, double garage with large store above and detached out building".

A main entrance reception provides a useful boot room / utility with storage space and door opening into an attractive kitchen dining room. The fitted kitchen is high spec with integrated appliances and polished worktops. The dining area provides ample space for a good size family dining table. The accommodation flows nicely from this space into the lounge area which boasts a log burner and a pleasant dual aspect with patio doors opening onto a perfectly south facing garden. On the first floor are three bedrooms. The main bedroom enjoys walk-in wardrobes, an ensuite bathroom and far-reaching rural views, the second bedroom fitted wardrobes, family bathroom with walk-in shower.

Externally the property is approached via a private country lane leading to a gated private drive with direct access to the double garage, the garage has an electric door, power, light, EV charging point, plumbing and service pit, adjoining is a garden toilet. The mature sunny grounds comprise of patios, lawns and well established planting. A detached outbuilding is tucked away in a secluded and elevated spot, sitting behind the garage with power and lighting. 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 (have with the immediate neighbour's) installed a new private drainage system which is fully compliant with the latest regulations.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.