

Brewery Lane, BA3

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An attractive home with delightful gardens, and over an acre of land conveniently located in the sought after village of Holcombe.

- Driveway
- Garden
- Kitchen
- Dining room
- Three bedrooms
- Cabin
- over an acre of land
- Garage



Brewery Cottage is a charming house that sits within its own gardens; approximately 0.30 acre, and adjacent field; approximately 1 acre, providing a beautifully presented family home. PLEASE NOTE: The property is being offered with the adjoining land, however, should a purchaser not want the land, (approximately 1 Acre) the property can be purchased as a single dwelling including the gardens, by separate negotiation.

Approached over a private stone driveway, the porch leads into an entrance hall which is central to the house and allows the living space to flow. The accommodation feels very bright and airy throughout. To the right-hand side is a large, fully equipped family kitchen and dining area, which is super for entertaining. To the left-hand side of the hallway is the living room which benefits from a fireplace and wood-burner - the room has been extended by the current owners and is used as a ►



► dining area, the space offers a huge amount of natural light from the windows and further benefits include french doors opening out on to the stunning gardens. The utility room and downstairs cloakroom are situated at the back of the property and can be accessed from the kitchen or dining room. The utility room also acts as a back entrance to the property.

Upstairs there are three bedrooms all providing lovely views, and a good size family bathroom.

The Cabin which is accessed through the gardens, is fully insulated and heated, with a toilet, shower and mains sewer.

The current owners use the Cabin as an office, for hosting family and friends, and as a successful holiday let.

The property boasts a beautifully maintained garden which includes a productive vegetable garden. Well stocked beds and a charming pathway around the gardens, create a serene and relaxing space, perfect for entertaining. Brewery Cottage enjoys spectacular views in every direction.

Brewery Cottage was part of the brewery buildings and consequently possesses an element of historical charm. It is both part of a village and part of the countryside, enjoying an uninterrupted view across its own land towards Claverton Down, Bath, whilst still benefitting from both private and enclosed areas. The sense of space is enhanced by being adjacent to Holcombe Playing Field, to which Brewery Cottage has its own private gated access.



Holcombe is one of the most desirable villages in North East Somerset; with an excellent Pub, Farm shop and Restaurant combined, plus a separate Boutique Hotel which offers a Fine Dining Restaurant. Both establishments are within walking distance of this superb property.

Should a potential Buyer wish to buy the house and gardens, without the adjacent (1acre) land, the Vendors would be open to consider all options.

Tenure: Freehold
Council Tax Band: E
Local Authority: Mendip



LOCATION



Property location

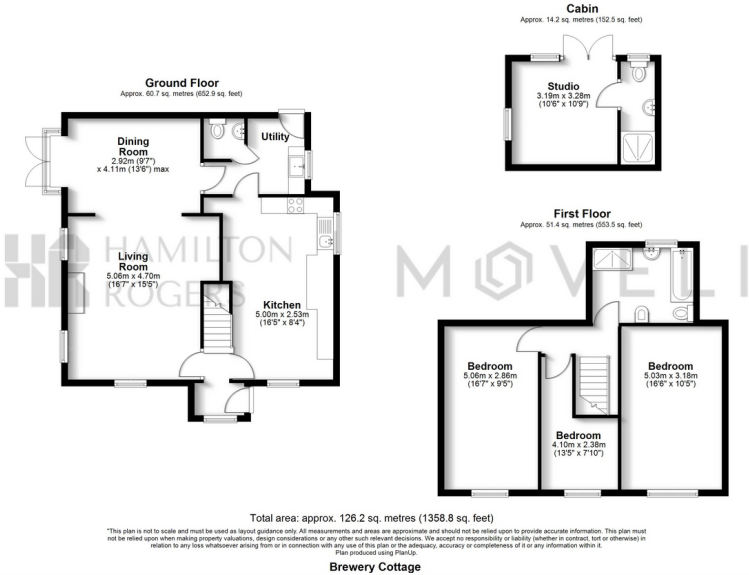
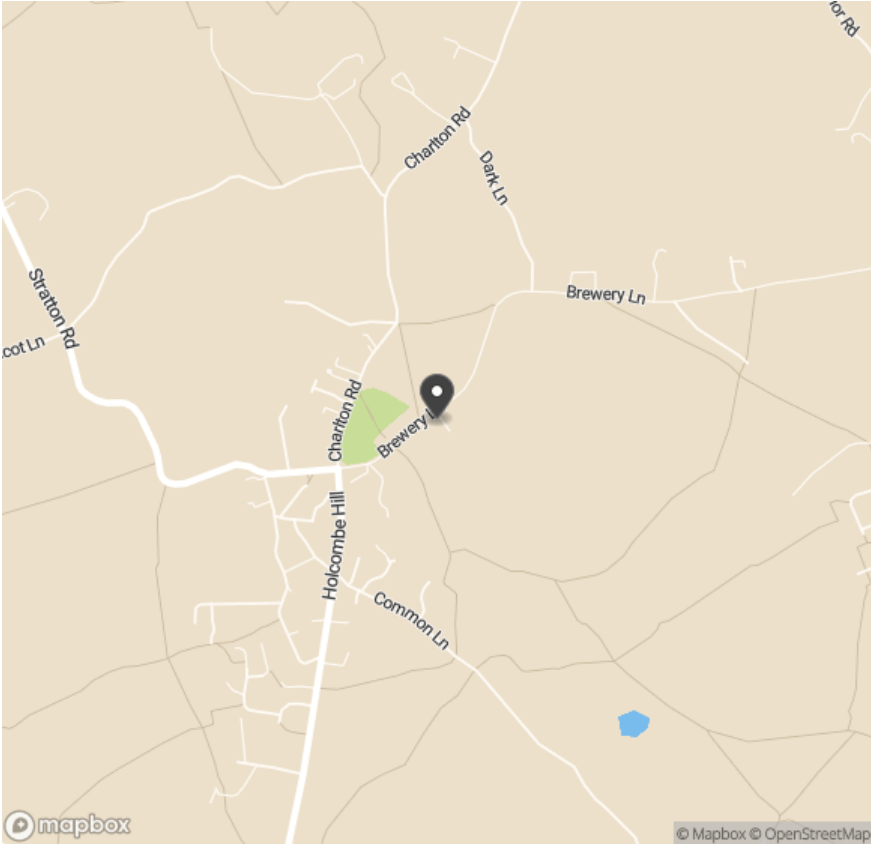
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 50

Potential: 78

FLOOR PLAN

1358 sq ft (126 sq m)



Important notice: Movelli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com



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