



1 Ivy Close, Radstock, BA3 5ZE

£450,000





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# 1 Ivy Close

## Radstock, BA3 5ZE

Ivy Close is an exclusive new address. A barn conversion comprising of three bungalows set within a private gated enclave on the edge of one of the Mendip's most desirable villages.

Behind secure electric gates each property has two allocated parking spaces. Each home has been thoughtfully designed to combine striking contemporary style with state-of-the-art eco technology. From the warmth of underfloor heating powered by air source heat pumps, to solar panels with battery storage and a rainwater harvesting system, these properties deliver luxury living with genuine sustainability.

Inside, an elegant kitchen and utility room feature granite worktops and premium integrated appliances and flow into a spacious open-plan living area where bi-fold doors create a seamless connection to an enclosed garden space with a large patio area and raised lawn and flowerbed.

There are three generous bedrooms, including a principal bedroom with en suite shower room, and a large family bathroom with bath and separate shower cubicle. The bedroom flooring has been left bare to allow you to chose your own finishing touch.

High-performance glazing and exceptional insulation ensure year-round comfort. With church views and a finish of the highest quality, Ivy Close offers a rare blend of exclusivity, security, and modern elegance.

Leigh-on-Mendip is a small, welcoming village in Somerset, nestled within the rolling landscape of the Mendip Hills, a designated Area of Outstanding Natural Beauty. The surrounding countryside offers open farmland, wildflower meadows and ancient woodland, home to deer, owls, badgers and buzzards. Walkers and nature lovers have direct access to a network of public footpaths and bridleways, with highlights such as Asham Wood, Cranmore Tower and the East Mendip Way offering panoramic views across the Somerset Levels towards Glastonbury Tor and just three miles from Babington House.

The village itself centres around the historic 16th-century Bell pub and the Grade I listed 14th-century church of St Giles. Community life is active, with the Memorial Hall hosting classes, clubs and events ranging from zumba and tai chi to a weekly village lunch and an annual Family Day. The Parish Rangers help maintain the village and welcome volunteers.

Education is well provided for: the local primary school is rated Good by OFSTED, and there are several highly regarded state and independent schools nearby, including Wells Cathedral School, Downside, All Hallows and Millfield.

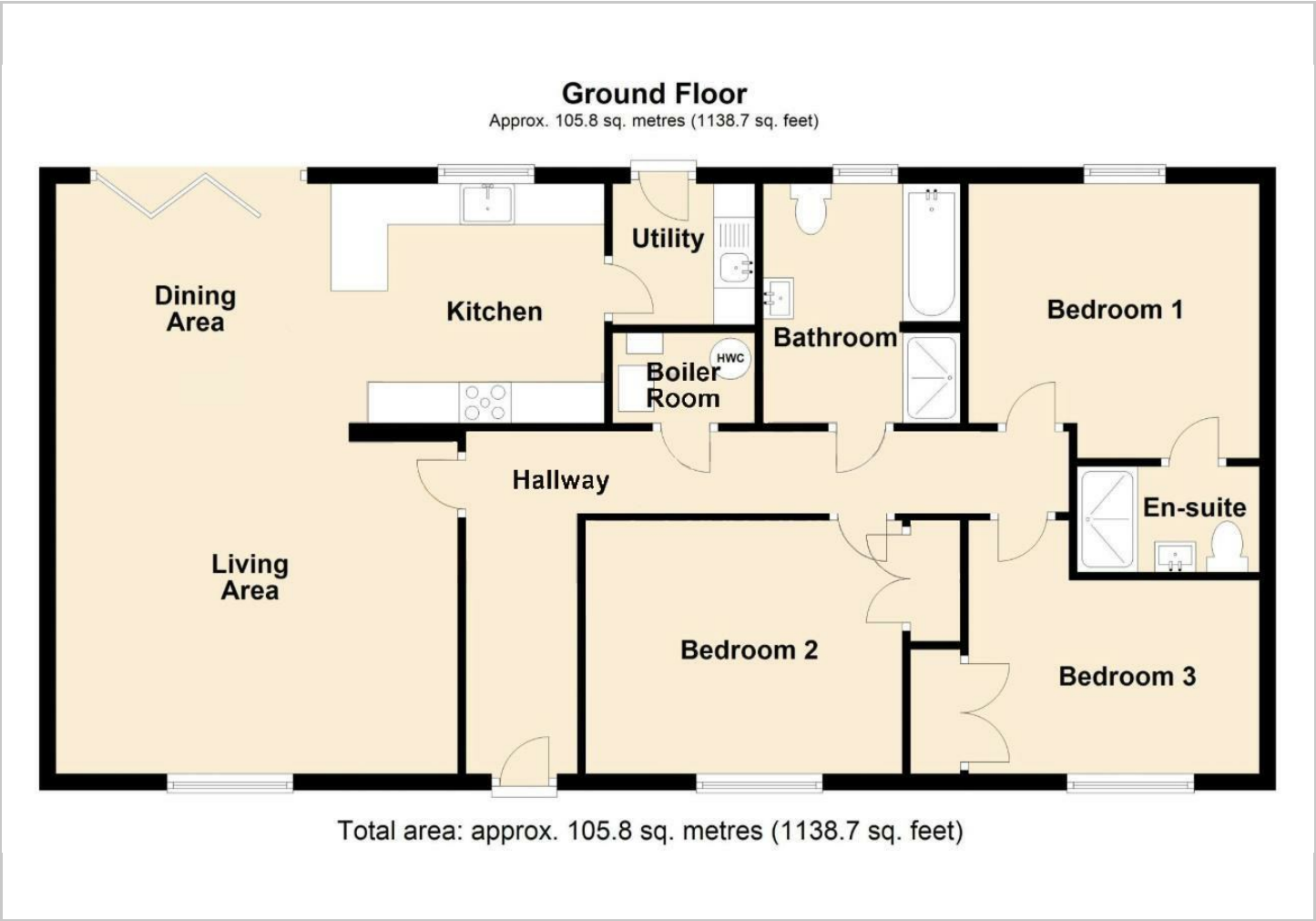
Although it feels rural and tranquil, Leigh-on-Mendip is conveniently situated between Frome, Shepton Mallet and Radstock, with Wells only 10 miles away and the cities of Bath and Bristol within easy reach.







Floor Plans



Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

