

Station Road, Wanstrow, Nr Bruton, Somerset

The Nook Plot 1 Station Road

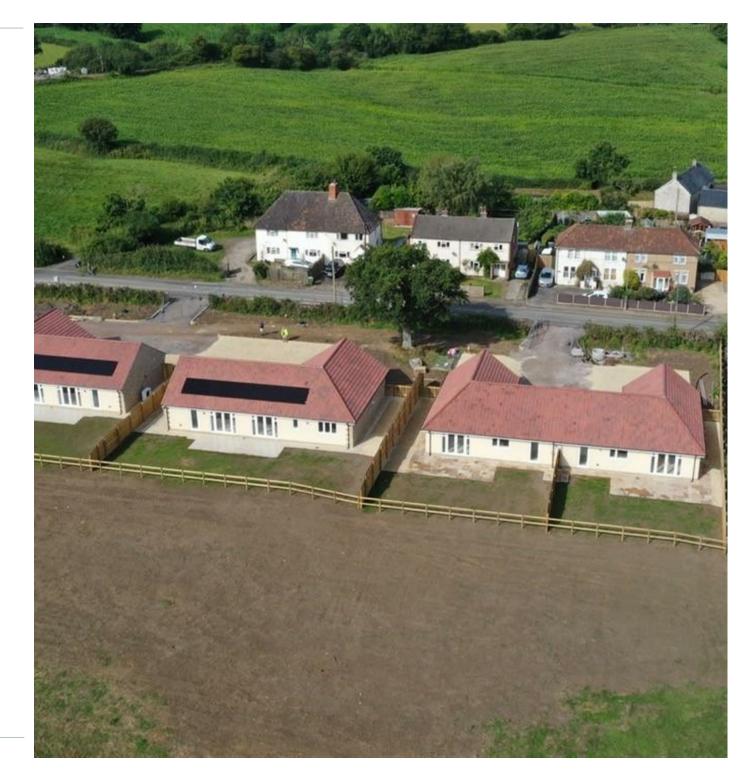
Wanstrow Nr Bruton Somerset BA4 4SZ



- 2 Bedrooms, 2 Bathrooms
- Triple Glazed Windows and Double Glazed Doors
  - Underfloor Heating Throughout
    - Air Source Heat Pump
    - Garage & Ample Parking
  - Views Across the Rolling Countryside.
  - Solar PV (4Kw) and 5Kw Battery Storage
    - Available September/October 2024

# Guide Price £425,000 Freehold

Yeovil Sales 01935 423526 yeovil@symondsandsampson.co.uk



Full energy package to include:-Solar PV (4Kw) + 5Kw Battery Storage Valliant Air Source Heat Pump Underfloor heating throughout Timber frame masonry external walls UPVC Triple Glazed windows and Double Glazed Doors.

Predicted EPC rating 'A'

Full-fitted Kitchen to include Neff appliances + Utility room with space for Washing machine and Dryer

LVT flooring to Hall / Kitchen / Bathroom / En-suite / Utility / Quality carpet to Living room and all bedrooms.

Large single garage 3m x 6m approx.

Rear countryside views

### DIRECTIONS

From Bruton take the A359 northwards for Wanstrow and Frome. After a few miles pass Read Agricultural Services on your left, under the railway bridge and just below coming into Wanstrow Park on the left-hand side layby. The site will be found on your right-hand side, identified by a Symonds & Sampson for sale board.

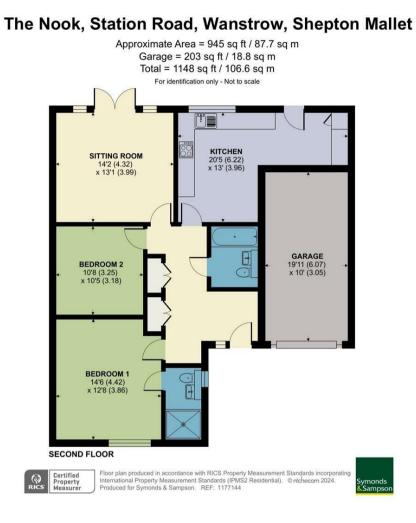
### SITUATION

The site lies on the very edge of the village of Wanstrow adjoining open pasture land to the rear and enjoys views across the rolling countryside. The village has a garage, a modern village hall, a pub serving food, a church and a park with a children's play area.

The popular town of Bruton lies approximately 5 miles south of the site and the market town of Frome approximately 6 miles northeast with its comprehensive range of shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 17 miles north.











#### YEO/SH/23.08.2024

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