

Symonds
& Sampson



The Nook

Station Road, Wanstrow, Nr Bruton, Somerset

The Nook

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
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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

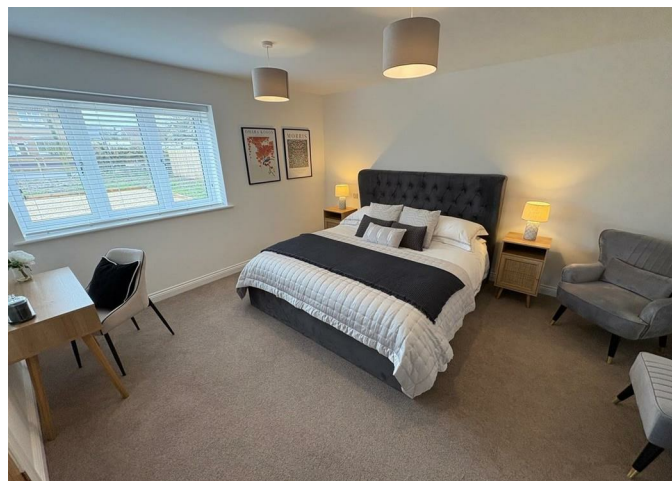
DIRECTIONS

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.



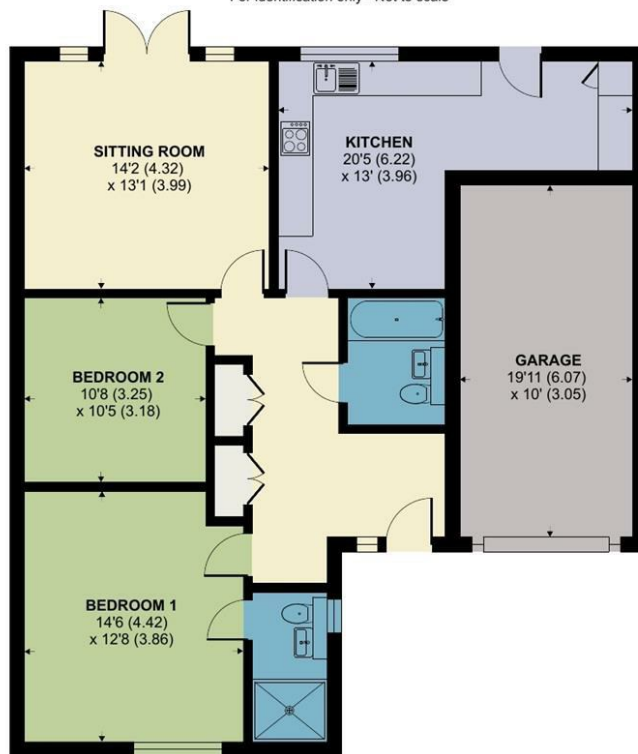
The Nook, Station Road, Wanstrow, Shepton Mallet

Approximate Area = 945 sq ft / 87.7 sq m

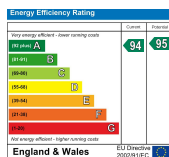
Garage = 203 sq ft / 18.8 sq m

Total = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1177144



YEO/SH/20.12.2024



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