



## 10 Straightmead, Litton, Radstock, BA3 4GW

- Semi Detached Home Circa 1100sq.ft
- Sitting Room with Log Burner
- Modern Kitchen with Range Style Cooker
- Boot/Utility Room with WC
- Three Bedrooms
- Two Shower Rooms
- Workshop and Parking
- Good Size Level Garden
- Central Village Location
- Vendor has Found

### A Perfect Village Home with an Award-Winning Pub on your Doorstep!

If you can tear yourself away from the cosy wood-burner, you'll find fantastic countryside walks right on your doorstep and one of the best food pubs in the area. This fabulous family home ticks all the boxes. Gloss units, granite worktops and a stylish gas range-cooker make the country style kitchen/dining room a great space for entertaining with double doors that open onto the sunny rear gardens. There is a useful utility/boot room, downstairs shower room, and a workshop with a mezzanine storage area. Upstairs, there are three bedrooms and a family bathroom. The attic offers great flexibility with two roof windows and could be converted subject to the necessary planning permissions and building regs. There is plenty of outside space, mainly laid to lawn with a mature cherry tree and paved patio area. A gateway leads to a further vegetable garden with raised beds, a timber shed and large green house. The gardens back onto fields, with views of the surrounding countryside. To the front there is parking for several vehicles.

**Litton** is a small, attractive village set off the beaten track on the north-western edge of the Mendip Hills in Somerset. Surrounded by open countryside, it enjoys a peaceful rural setting with access to some of the area's most scenic walking routes across the Mendips and nearby Chew Valley landscape.

The village offers a number of local amenities including a cricket club, village hall, and a historic 13th century parish church. A particular highlight is The Litton, an award-winning boutique hotel and destination pub, which serves as a focal point for the village and surrounding area.

For families, schooling options are available nearby, with local primary schools in nearby East Harptree and Chewton Mendip, and secondary education provided at Somervale School, Norton Hill School, and Wells Blue School.

Despite its rural feel, Litton is well placed for access to nearby towns and cities, with Wells, Bath, and Bristol all within easy commuting distance. Mainline rail services are available from Bristol Temple Meads and Bath Spa, offering direct connections to London and the wider national rail network. The M4 and M5 motorways are both within easy reach, while Bristol Airport provides a range of domestic and international flights







## ROOM DIMENSIONS

### Ground Floor

PORCH 7'10" x 3'7"

SITTING ROOM 15'7" x 11'2"

KITCHEN 18'8" x 10'4"

UTILITY 5'10" x 9'2"

SHOWER ROOM 2'8" x 9'2"

GARAGE 9'3" x 15'5"

### First Floor

BEDROOM 9'10" x 10'7"

BEDROOM 10'9" x 9'3"

BEDROOM 8'6" x 7'9"

SHOWER ROOM 7'6" x 5'5"



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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