

LODESTONE



3 Steeds Terrace, Oakhill





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BA3 5HB

Guide Price: £425,000

3 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Charming period cottage
- Peaceful rural setting
- Flexible ground floor layout
- Three well-proportioned bedrooms
- Exceptionally generous rear garden
- Detached studio / home office
- Excellent village amenities nearby
- Well maintained throughout





Set within the small and peaceful hamlet of Benter, on the edge of Oakhill, 3 Steeds Terrace is an attractive mid-terrace cottage dating back to 1910 which enjoys a quiet rural setting in the midst of open countryside.

The property has been carefully looked after by the current owners and presents as a comfortable, well-balanced home with character features and generous outdoor space.

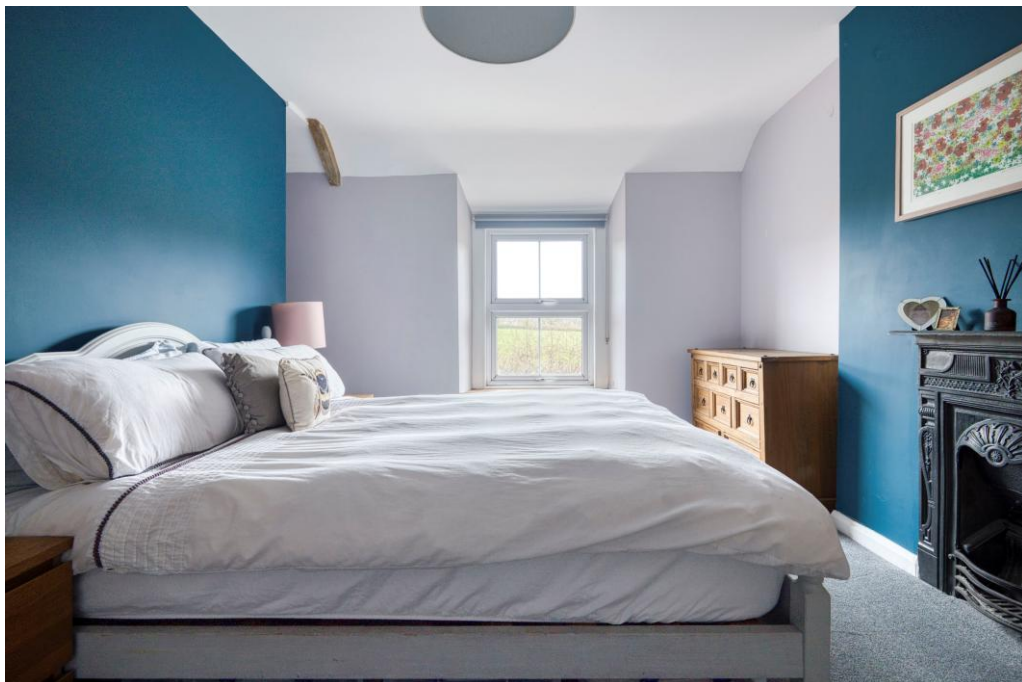
The ground floor is arranged to offer a choice of reception rooms, allowing the house to adapt easily to modern living. A spacious kitchen and living room provide plenty of room for everyday life, while a separate dining room offers a more formal setting for meals and entertaining. To the front of the house, the sitting room is a welcoming and characterful space, centred around a woodburning stove which adds warmth and atmosphere during the winter months. A useful utility room and ground floor cloakroom are discreetly positioned to the rear.

On the first floor, three well-proportioned bedrooms are arranged around the landing and served by a family bathroom. Each room feels light and comfortable, making the most of the cottage's proportions.

Outside

The garden is a particular strength of the property being exceptionally well sized for a cottage and backing onto open fields, creating long views and a strong sense of privacy. The garden offers plenty of space for seating, planting and enjoyment throughout the year.





A detached studio/home office provides excellent additional accommodation for home working, creative pursuits or overflow space, well separated from the main house.

Overall, this is a well cared for period home, in a genuinely rural setting, offering a combination of character, practicality and outlook that is increasingly hard to find.

Situation

Benter is one of a small collection of Mendip Hill villages that together form the Parish of Ashwick, set amidst gently rolling countryside and well regarded for its peaceful, rural character.

The nearest village is Oakhill, which has a particularly vibrant and active community and offers a good range of everyday amenities including a primary school, village hall, doctors' surgery and local shop. There are parish churches at Oakhill, Ashwick and Binegar, all contributing to the strong sense of local identity in the area.

The award-winning Oakhill Inn is well known both locally and further afield for its excellent food, real ales, welcoming log fires and comfortable rooms, and makes a natural stopping point after enjoying one of the many walks that cross the surrounding Mendip countryside.

Schooling in the area is well catered for. In addition to the Church of England nursery and primary school in Oakhill, there is a further primary school in Chilcompton. Senior schooling is available in Shepton Mallet, at The Blue School in Wells, and in Radstock and Midsomer Norton. A number of well-regarded independent schools are also within easy reach, including Downside School, approximately a mile away, Wells Cathedral School and All Hallows Preparatory School.

Despite its rural setting, Benter is particularly well placed for access to Bath and Bristol, whether for work, shopping or cultural attractions.



Direct rail services to London Paddington are available from Bath Spa and Castle Cary, while Bristol Airport is approximately a 40-minute drive away, making the area both well connected and appealing for commuters and those who travel regularly.

Directions

Post code: BA3 5HB

What3Words: cages.slyly.doctor

Viewing by appointment only.



MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: C

Guide Price: £425,000

Tenure: Freehold

PART B

Property Type: Terraced House

Property Construction: Standard construction

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains supply

Water Supply: Mains supply

Sewerage: Private drainage

Heating: Oil Heating

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: On street

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We are not aware of any significant/material restrictions, but we would recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: There is a right of way across the rear of no. 4 Steeds Terrace. We would recommend that you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the following website <https://check-long-term-flood-risk.service.gov.uk/risk> the property is at very low risk of flooding from surface water or sea water.

Coastal Erosion Risk: N/A

Planning Permission: We are not aware of any undecided planning applications within the vicinity of the property.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D Rating

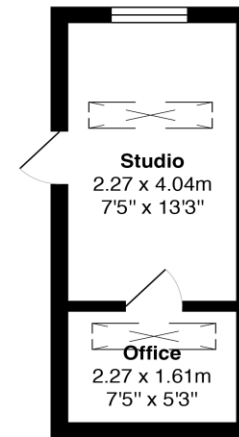
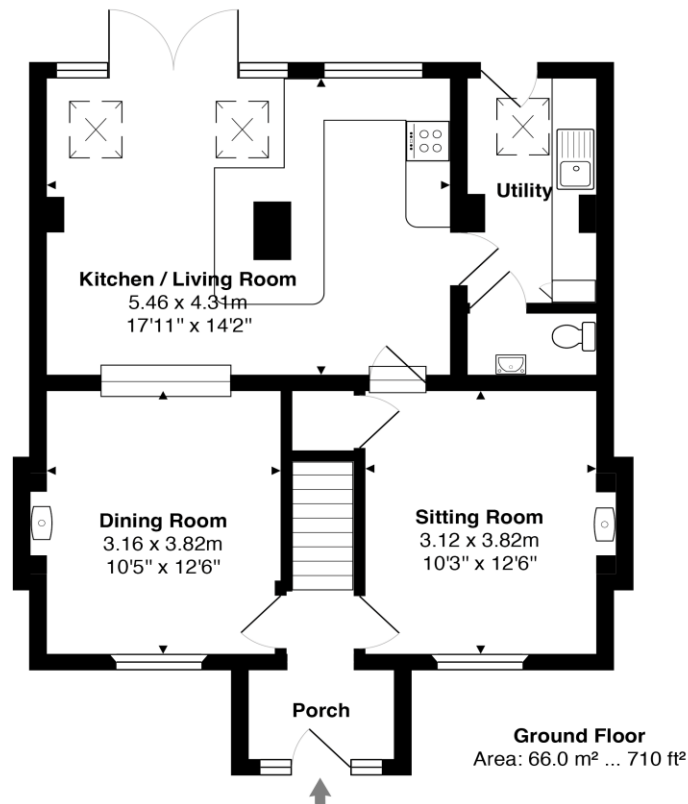
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

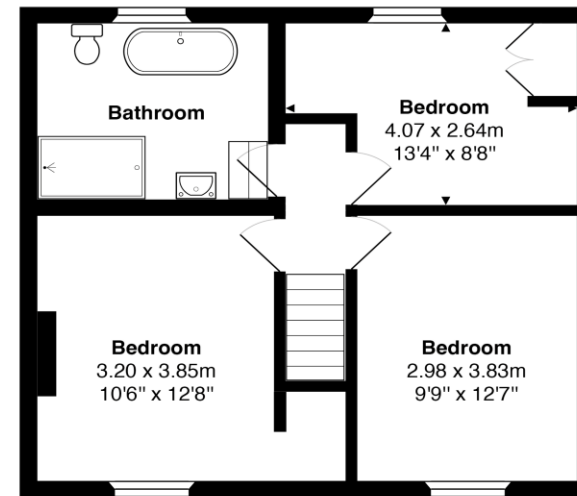


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Approximate gross internal floor area of main building - 114.6 m² / 1,233 ft²



Area: 13.2 m² ... 142 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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