LODESTONE

Braeside, West Horrington

Eat

Braeside, West Horrington

BA5 3ED

Guide Price £485,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

PROPERTY FEATURES

- Detached home set back from the lane in West Horrington
- Elevated position with far-reaching views across Wells towards Glastonbury Tor
- All bedrooms benefiting from built-in wardrobes
- Attractive tiered rear garden with decked seating area
- Garage and off-street parking, with space for up to three vehicles
- Generous kitchen/dining room for everyday living and entertaining
- Excellent access to open countryside, with nearby walking routes across the Mendip Hills and surrounding farmland
- Within walking distance of the desirable Horrington Primary School

BATTLESHIP
KINDLING WOOD

Braeside is a wonderfully presented, three-bedroom detached home, occupying an elevated position set back from the lane in the well-regarded village of West Horrington. The property enjoys far-reaching views across Wells towards Glastonbury Tor, reinforcing its elevated position and connection to the surrounding countryside.

The accommodation is well arranged and naturally flows, offering a balance between open living and more defined reception space. A welcoming entrance porch leads into the generous kitchen/dining room, which works well as the main reception area of the home, with ample room for everyday family life as well as entertaining. From here, there is easy access to the utility room and garden.

The sitting room is a comfortable, dual aspect light-filled space, well suited to quieter evenings. The wonderful solid wood parquet flooring and feature log burner in the sitting room are stunning additional features to the property. A ground floor cloakroom provides practical convenience.

On the first floor, the property offers three well-proportioned bedrooms, all benefiting from built-in wardrobes. These are served by a family bathroom. The layout lends itself well to a variety of needs, whether as a family home or for buyers seeking flexible space, including the option to work from home. The principal room is extended and benefits from a large dressing room style space with Juliet balcony to the rear.

Outside

The elevated setting of Braeside is a key feature of the property. Steps lead up to a front lawn which enhances privacy and makes the most of the outlook.

To the rear, the garden is attractively tiered and thoughtfully arranged, with a decked seating area that provides an excellent space for outdoor dining and entertaining while enjoying the views.

At the top of the garden sits an area screened from the garden which currently provides a perfect teenagers den. Additional benefits include a large brick built storage shed, a garage, and off-street parking for one car, with further parking to the front of the property allowing for up to three vehicles in total. Braeside offers a comfortable and versatile home in a popular village setting, combining stunning views, well-planned accommodation, and generous outdoor space.

Situation

West Horrington is a highly desirable, peaceful village located just a short distance to the north-east of the historic city of Wells, England's smallest cathedral city. Set amidst beautiful Somerset countryside, the village offers residents a tranquil rural lifestyle while remaining within easy reach of excellent local amenities and facilities.

The village itself benefits from a well-regarded primary school within walking distance, providing convenience for young families. A wider choice of education is available nearby in Wells, including The Blue School (secondary), Wells Cathedral School, and other independent and state schools, as well as easy connections to schools in Street such as Millfield and Millfield Prep School.

Wells city centre is just a few minutes' drive away and offers a variety of shops, boutiques, supermarkets, cafés, restaurants, pubs and cultural attractions, as well as a cinema, leisure centre and weekly produce markets.

The surrounding countryside is a major draw for outdoor enthusiasts. There are extensive walking and cycling routes right on the doorstep, including footpaths around the Mendip Hills Area of Outstanding Natural Beauty and circular walking routes linking Wells, Pen Hill and West Horrington, all offering superb views across rolling fields and woodland.

A short drive will take you to popular local pubs and eateries in and around Wells, where residents can enjoy traditional hospitality and locally sourced food, as well as scenic rest stops after countryside walks. The area's location also makes it ideal for exploring wider Somerset attractions, from Cheddar Gorge to Glastonbury Tor.

Directions

Post code: BA5 3ED
What.3.Words: ///dollars.sniff.sheets

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: E
Guide Price: £485,000
Tenure: Freehold

PART B

Property Type: Detached 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 fired central 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: Garage parking, off-street parking and on street parking available.

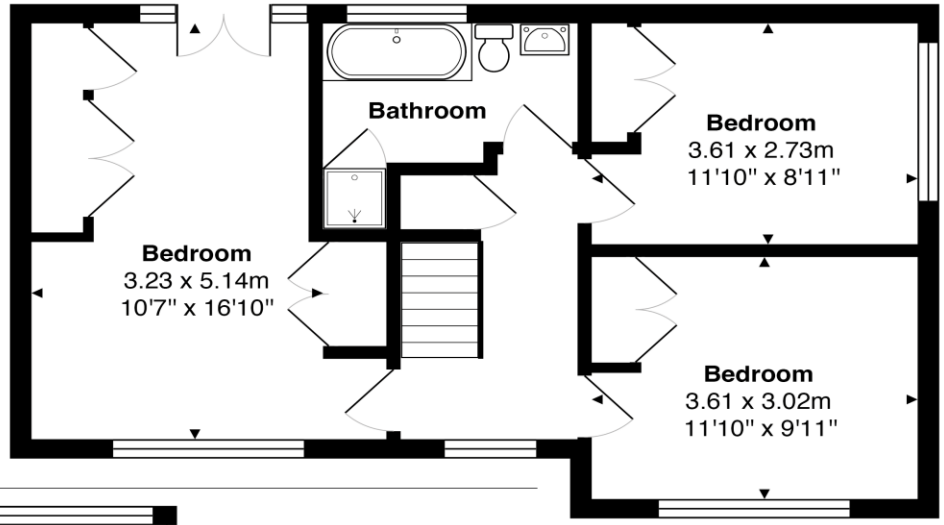
PART C

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: We are not aware of any rights or easements in regard to this property however we would recommend you review the Title/deeds with your solicitor.
Flood Risk: According to the Government long term flood risk website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding.
Coastal Erosion Risk: N/A
Planning Permission: N/A
Accessibility/Adaptations: N/A
Coalfield Or Mining Area: N/A
Energy Performance Certificate: TBC

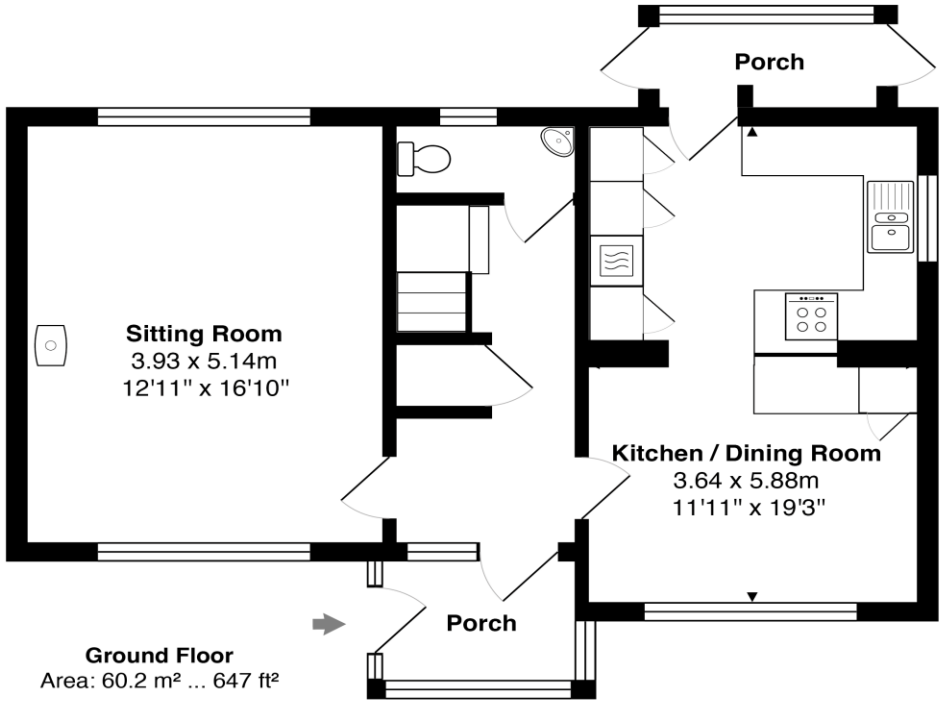
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.

Braeside,
West Horrington



First Floor
Area: 53.2 m² ... 572 ft²



Ground Floor
Area: 60.2 m² ... 647 ft²

Approximate gross internal floor area of main building
- 113.4 m² / 1,219 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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