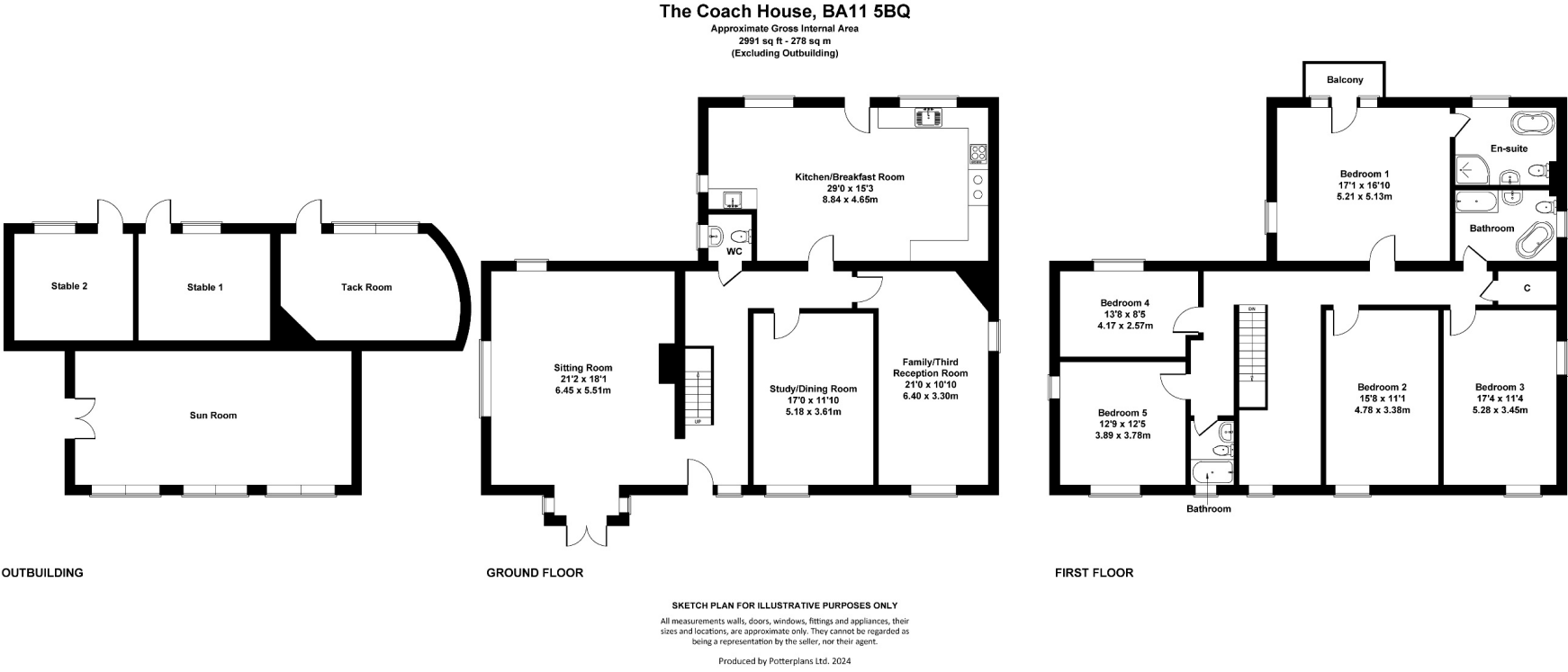




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout carry straight across and then immediately left into Keyford just before the fire station, at the traffic lights carry straight across towards Culverhill and take the turning right past the Co-Op and dry cleaners into Mount Pleasant which becomes Little Keyford Lane, continue along this land and after 1/4 mile take the turning into Sandys Hill Lane and the property will be found immediately on the right hand side.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

*Dating from the 1800's this former coach house offers flexible and substantial accommodation*Five bedrooms to the first floor together with three bathrooms (one en-suite)*The property has been subject to extensive work over the last 7 years including a fitted kitchen with an electric aga *solar panels fitted with a hot water booster *a completely refurbished central heating system with deep finned radiators and a new boiler, re-decoration, wiring and other works*Gardens and grounds of approximately 1 acre with a paddock area and large stable outbuilding and attached out buildings providing an opportunity to expand the property (subject the usual consent) *Lower guide price reflects need for new windows across the property.

Situation: The property lies on the southern outskirts of the town, close to open fields and countryside with dog walks and public bridleways. It is also just a few minutes’ walk from Sainsbury’s supermarket and retail park. The town centre is a little over a mile away and has a famously eclectic range of independent shops, boutiques, cafes and bistros together with national chains, including Marks and Spencer. The Georgian city of Bath lies approximately 13 miles away and is easily accessible by car, bus or rail.

Description: Dating from the 1800's, this substantial former coach house has been converted and stylishly appointed to create an elegant and versatile five-bedroom home with three principal receptions plus a large and fully refurbished kitchen/breakfast room, which is the heart of the house. With an electric Aga in addition to a conventional electric oven and gas hobs, this room has a traditional flagstone style floor and access to a large private courtyard area. The garden wraps around three sides of the house and incorporates a paddock area, ample parking and a horseshoe driveway. The large former stable building (in need of extensive modernisation) represents an investment opportunity for conversion to a rentable Airbnb, studio, workspace or as additional accommodation (subject to the usual planning consents).

Accommodation: All dimensions being approximate.

Entrance Hall: With a panelled front door, window to the side, staircase rising to the galleried landing, radiator, understairs recess and door to:

Cloakroom: With a white low level WC, wash basin, deep finned radiator and obscure double glazed window.

Sitting Room: 21'2"x18'1" With a bay window to the front with French doors, further window to the side and rear, two radiators and an open fireplace with a wooden mantle and tiled hearth.

Dining Room/Study: 17'x11'10" With an engineered Parquet flooring, built-in cabinets and shelving, window seat, stone mullion window to the front and a radiator.

Family Room/Third Reception: 21'x10'10" average. Enjoying dual aspect with a stone mullion window to the front, further window to the side, fireplace and two radiators.

Kitchen/Breakfast Room: 29'x15'3" With a comprehensive range of bespoke wooden fitted units with solid wood work surfaces comprising a porcelain one and a half bowl single drainer sink adjacent work surfaces and drawers and cupboards beneath and incorporating an electric oven, gas four ring hob, electric Aga, integrated dishwasher and space for a fridge/freezer, a porcelain butlers sink and space and plumbing for a washing machine. This dual aspect room has windows to the side and rear with a part glazed door onto the rear courtyard.

- **ENTRANCE HALL, CLOAKROOM, SITTING ROOM,**
- **DINING ROOM/OFFICE SPACE, FAMILY ROOM,**
- **LARGE KITCHEN/BREAKFAST ROOM,**
- **GALLERIED LANDING, PRINCIPAL BEDROOM,**
- **EN-SUITE BATHROOM,, FOUR FURTHER BEDROOMS,**
- **TWO BATHROOMS, STABLES AND**
- **SUBSTANTIAL GARDENS AMOUNTING TO APPOX 1 ACRE**

First Floor:
Galleried Landing: With a study area, exposed beams, radiator and linen cupboard with a gas fired boiler and pressurised hot water cylinder. Doors to:

Principal Bedroom: 17'1" average x 16'10" With two radiators, windows to the side and rear with a glazed door to a balcony area. Door to:
En-suite Bathroom: This beautifully appointed room has a tiled shower enclosure with overhead shower and separate hand shower, slipper bath with claw and ball feet and shower attachment, low-level WC, pedestal wash basin, chrome finish towel rail/radiator and a window to the rear from which far reaching views may be enjoyed.

Family Bathroom: With a corner bath with claw and ball feet and shower attachment, low-level WC, pedestal wash basin, tiled shower enclosure with a shower attachment, vertical towel rail/radiator and window.

Bedroom 2: 15'8"x11'1" With a radiator and windows to the side and front elevation.

Bedroom 3: 17'4"x11'2" With a radiator and stone mullion window to the front.

Bedroom 4: 13'8"x8'5" With a radiator and stone mullion window to the rear.

Bedroom 5: 12'9"x12'5" With a stone mullion window to the front with porthole window to the side. Radiator.

Second Bathroom: With a panelled bath, low-level WC, pedestal wash basin, radiator and window to the front.

Outside: The property is approached via a gateway leading through to a sweeping horseshoe driveway with a second gateway exiting onto an access-only lane. To the front of the house is a large stable building, which is divided into sections and is of local stone with a tiled roof. The building is in need of repair but could provide a number of possible uses including an Airbnb, studio or ancillary accommodation. The ground amounts to approximately one acre, including the footprint on which the property is standing and incorporates a large courtyard area accessed from the back of the property from the kitchen. This extends around to the side to a gravelled area with wrought iron gates leading to the driveway and the main garden. This is laid to lawn with the footing of an old greenhouse offering a potential vegetable patch next to a carport and a separately fenced small paddock area with fruit trees and a large chicken coop, all enclosed by high stone walling. There is also a separate BBQ patio beside a 15-ft children's sandpit – an area that captures the afternoon sun all year round.

Note: There are solar panels fitted with a hot water booster.

