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Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 Plan produced using PlanIt.
 Old Post Office

Directions: On leaving Frome on the Broadway/Egford Hill road west continue for approximately 2 miles into Lower Whatley and past the turning on the left hand side towards Nunney, the road bears around to the left and the property will be found on the left hand side.

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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.

*** A characterful four bedroom detached former Post Office * Three main reception rooms * One-bedroom separate cottage with attached outbuilding * Superb well-stocked south facing gardens divided into designated areas * Surprisingly good EPC rating assisted by PV cells and a significant feed in tariff from the National Grid**

Situation: The village of Whatley adjoins open countryside with beautiful walks and easy access to the market town of Frome which lies approximately 2 miles away and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. Primary schooling is available in nearby Mells (for which a free bus service exists) and Nunney with secondary schooling available at Frome College (with a free bus service) and Norton Hill, Midsomer Norton. Other schools including independent schools are available within a 10 mile radius. The Georgian city of Bath lies approximately 15 miles away.

Description: Believed to date from the late 1700's this former post office has been extended and lovingly restored to create a comfortable four-bedroom family home with a charming sitting room with a wood burning stove, adjacent studio and separate dining room also with a wood burning stove. To the first floor there are four bedrooms with the principle having an en-suite shower room in addition to the family bathroom and cloaks/utility to the ground floor. To the front of the property is a pull-in layby providing parking for the property with an off-road driveway providing additional parking. The gardens are a particular feature of the property being lovingly maintained and providing separate 'zones' including a wildflower meadow, a wildlife pond and cottage garden. There is a vegetable plot with raised beds and even an established asparagus bed. To the top of the garden is a separate cottage which has been renovated and provides living space/storage/games room to the ground floor and a double bedroom with en suite shower room to the first floor which provides the current owners with an occasional spare bedroom for visiting family and friends. This superb property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a newly installed panelled front door, double glazed windows to the front and side elevation, contemporary vertical radiator and a tiled floor. Built-in bookshelf and a glazed door through to:

Sitting Room: With a stone fireplace providing a focal point to this room with a wood burning stove, exposed ceiling beams, tiled floor, double glazed windows to the front and rear of this dual aspect room. There is access through to the dining room and a glazed door to:

Studio: With double glazed windows to the side and rear elevation and with newly installed sealed double glazed French doors onto the garden. Tiled floor and radiator.

Dining Room: With an inglenook fireplace, wood burning stove, tiled floor, radiator, two shelved bookcases one with a cupboard beneath, understairs cupboard, double glazed window to the rear, staircase rising to the first floor and steps to:

Kitchen: With a cream finish Shaker style units with polished granite work surfaces incorporating a porcelain butlers sink with drawers and cupboards beneath and incorporating a full sized dishwasher, range cooker with double electric ovens, grill and a five ring induction hob, extractor hood above, integrated microwave, double glazed window to the front, integrated freezer and adjacent integrated fridge/freezer. Tiled floor, radiator, glazed door to the porch/boot room and door to:

Utility/Cloakroom: With a white suite with a low-level WC, vanity wash basin, space and plumbing for a washing machine and obscure glazed window to the front.

- **ENTRANCE HALL,**
- **SITTING ROOM WITH WOOD BURNING STOVE,**
- **STUDIO, DINING ROOM, FITTED KITCHEN,**
- **PORCH/BOOT ROOM**
- **FIRST FLOOR LANDING,**
- **PRINCIPAL BEDROOM WITH AN EN-SUITE SHOWER,**
- **THREE FURTHER BEDROOMS, FAMILY BATHROOM,**
- **SEPARATE COTTAGE WITH ATTACHED OUTBUILDING**
- **GENEROUS SIZED SOUTH FACING WELL STOCKED GARDENS**

Porch/Boot Room: With a tiled floor, double glazed window to the front and a newly installed part glazed door to outside.

First Floor:

Landing: With access to an insulated roof space and doors to:

Principal Bedroom: Enjoying dual aspect with double glazed windows to the rear and side elevation, decorative fireplace with a cast iron grate, integrated wardrobes to two walls and door to:

En-Suite Shower Room: With a tiled shower enclosure with a thermostatic shower, low level WC, tiled floor and a vertical towel rail/radiator.

Bedroom 2: With double glazed windows to the side and rear elevation, radiator and wardrobe recess.

Bedroom 3: With a double-glazed window to the front elevation, radiator.

Bedroom 4/Study: With a radiator and a double-glazed window to the side elevation.

Family Bathroom: With a white suite comprising a roll top bath with claw and ball feet and chrome cross head taps and shower attachment, pedestal wash basin, low level WC, tiled shower enclosure with a thermostatic shower. chrome finish towel rail/radiator and obscure double-glazed window to the front.

Outside: The property is approached via a block paved layby area providing parking and in turn access via a driveway with double wooden gates to the side of the house. The gardens are of a generous size, approaching a 1/3 acre with various areas including traditional cottage gardens with an array of established shrubs, plants, flowers and trees, lawned and wildflower meadow area, an area reserved for the cultivation of vegetables with raised beds and a green house. Immediately to the rear of the property is a more traditional garden and to the side an asparagus bed. A pathway leads to a side stone store with a further pathway leading to a generous sized paved terrace with a pond and access in turn to:

Cottage:

Ground Floor: Storage/games area with a decorative stone and brick fireplace to one wall, electric radiator, recess, understairs storage and staircase rising to the:

First Floor: Creating a double-sized bedroom with a stone and brick feature fireplace (non-functional) to one wall, two double-glazed roof lights and a double-glazed window, two electric radiators and wooden bi-fold doors to:

En-Suite Shower Room: With a tiled shower enclosure with an electric shower and a glazed screen, vanity with wash basin, low level WC, electric chrome finish towel rail/radiator and a double-glazed roof light.

