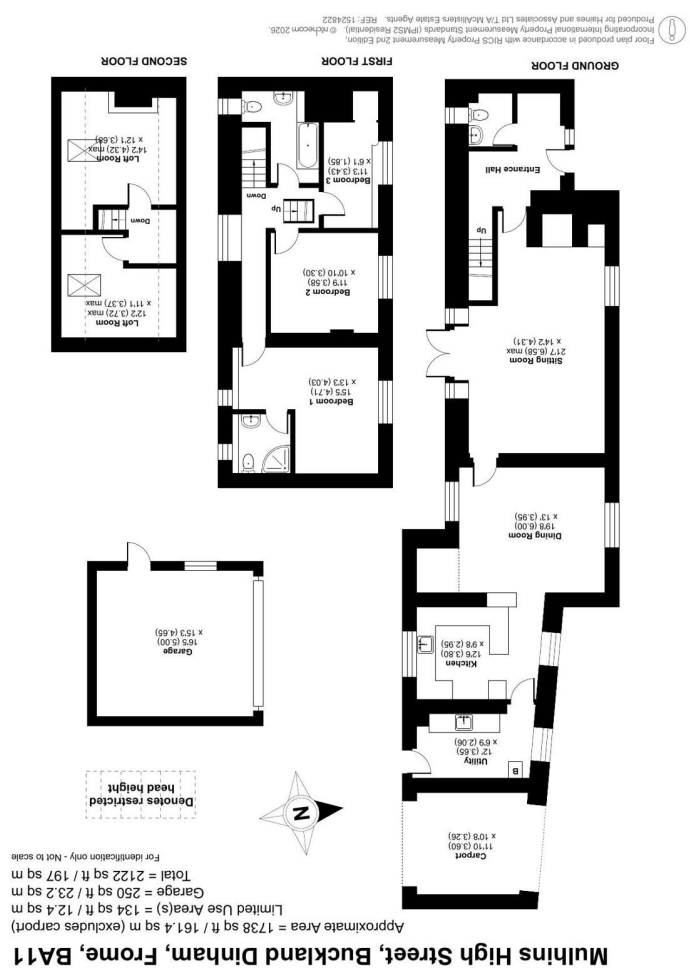
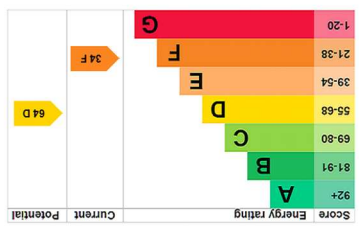




Directions: On leaving Frome via the A362 (Buckland Dinham/Radstock road), proceed through the village and the property will be found on the right-hand side a short distance before The Bell Inn.

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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.

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Valuers & Estate Agents
Traditional Values / Modern Approach



High Street, Buckland Dinham, BA11 2QR

Guide Price £750,000
Freehold

*** A superb and characterful three bedroom detached house with scope (subject to the usual planning consent) to convert two attic rooms to provide additional bedroom accommodation * Two main reception rooms including a sitting room with Jet Master open fire * Parking and a double garage * Generous sized south facing rear garden with various areas including a large, paved terrace, extensive lawn, stone shed and a Pétanque pit * No onward chain**

Situation: The property lies within this popular village which is three miles from the market town of Frome and four miles from Midsomer Norton. There are excellent nearby walks toward Buckland Woods, Orchardleigh and Mells. The village has a church and a village hall with primary schooling available in nearby Mells, Hemington and Frome. The market town of Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles away.

Description: This substantial detached period house offers characterful accommodation arranged over two floors with the potential (subject to the usual consent) to create a staircase to the attic with scope to provide two further bedrooms. The main part of the property is approximately two hundred years old and has a beautiful stone fireplace with a Jet Master fire to the sitting room which also has French doors onto the rear terrace off the beautiful south facing gardens. Oak flooring in this room leads through to the dining room which also enjoys a dual aspect and incorporates a small nook which provides a useful study area beyond which is a kitchen/breakfast and utility room. The property has double-glazed windows throughout, oil central heating to radiators and is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With an oak floor, part glazed front door and double-glazed side panel, radiator, staircase rising to the first floor and door to:

Cloakroom: With a white low-level WC, pedestal wash basin, radiator and double-glazed window to the rear.

Sitting Room: Enjoying dual aspect with two double-glazed windows to the front both with window seats and French doors onto the rear garden, radiator, oak flooring and feature stone fireplace with Jet Master fire and wooden bressummer beam. Door to:

Dining Room: With oak flooring, double-glazed window to the front and rear, radiator and nook area ideal for a small study space. Access through to:

Kitchen/Breakfast Room: Enjoying dual aspect with a range of cream fitted units incorporating a porcelain single drainer sink, adjacent work surfaces with drawers and cupboards beneath, incorporating space for a range style cooker (the current range cooker may be available by separate negotiation), space and plumbing for a dishwasher. Breakfast bar area and eye level cupboard incorporating an extractor hood. Door to:

Utility Room: With a double-glazed window to the front, a Grant oil fired boiler supplying domestic hot water and central heating to radiators, stainless steel single drainer sink, with space and plumbing for a washing machine and tumble drier. Part-glazed door to:

Rear Porch: With glazed windows and a half-glazed door to outside.

First Floor:

Landing: With a radiator and double-glazed windows to the rear and doors to:

Principal Bedroom: With double-glazed windows to the front and rear, radiator and door to:

- **ENTRANCE HALL**
- **CLOAKROOM**
- **DUAL ASPECT SITTING ROOM**
- **DUAL ASPECT DINING ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **UTILITY ROOM**
- **PRINCIPAL BEDROOM**
- **EN-SUITE SHOWER ROOM**
- **TWO FURTHER BEDROOMS**
- **FAMILY BATHROOM**
- **TWO ATTIC ROOMS**
- **PARKING & DOUBLE GARAGE**
- **SOUTH FACING REAR GARDEN**

En-Suite Shower Room: With a tiled shower enclosure with a wall mounted thermostatic shower, low level WC, pedestal wash basin, chrome finish vertical towel rail/radiator and a double-glazed window to the rear.

Bedroom 2: With a radiator and a double-glazed window to the front.

Bedroom 3: With a radiator, double-glazed window to the front, fitted single size bed base and shelves recess.

Family Bathroom: With a white suite comprising a panelled bath with shower attachment and glazed shower screen, low level WC, vanity wash basin, chrome finish vertical towel rail/radiator and double-glazed window to the rear.

Second Floor: Accessed via a pull-down wooden loft ladder to:

Landing Area: With doors to:

Attic Room 1/Potential Bedroom 4: With a radiator and double-glazed roof light to the rear slope.

Attic Bedroom 2/Potential Bedroom 5: With a radiator and a double-glazed roof light to the rear slope.

Outside: The property is approached via a gravelled driveway with a stone wall forming the boundary to the front, to the side of the property are double wrought iron gates which in turn provide access to the:

Double Garage: With has an electric full width roller door, power and light connected.

The Rear Garden: Is a particular feature of the property being of a generous size and south facing. Accessed from the sitting room is a terraced area and steps leading to the main garden which is laid to lawn flanked by flower borders, shrubs, bushes and established trees. To the left-hand side is an area of established shrubs, raised borders leading to across to the right side where there is Pétanque pit and a stone built shed/workshop. There is a further timber shed and gravelled pathway creating an almost secret garden.