





Holly Lodge Kilmersdon Road Radstock

A fantastic five bedroom detached double fronted family home situated on an extensive secluded plot boasting a generous driveway garage and south-facing rear garden.

Ground Floor

Porch, Entrance Hall, Sitting Room, Dining Room, Home Office/Snug, Further reception room, Kitchen/breakfast room, utility room.

First Floor

Principal Bedroom, En-suite bathroom, Double bedroom with En-suite shower room, Three further bedrooms, family bathroom.

Outside

Driveway, south-facing rear garden, garage

Guide Price £775,000

Killens - Wells
10 Sadler Street, Wells, Somerset, BA5 2SE
01749 671172
wells@killens.org.uk







About the property.

An extremely unique double fronted detached property situated in a secluded and private plot located between the villages of Radstock and Kilmersdon. This property is a fantastic family home with five generous sized bedrooms and open-plan living space on the ground floor set out perfectly for entertaining and hosting. It boasts a large driveway to the front providing off-street parking for at least five cars and a substantial south-facing rear garden as well as a garage.

About the inside.

The property is accessed into a porch area which is a useful space for storing coats and shoes, from here you enter the first ground floor reception room with a feature fireplace to the centre. Leading on from here is the sitting room located at the rear of the property, this is a light and airy room with double doors which provide access to the rear garden. Accessed from the sitting room and adjacent to the first reception room is the home office/snug area which is a generous size and is a versatile space. To the right-hand side of the entrance is a formal dining room with a further feature fireplace and to the rear of the property is the kitchen breakfast room. This is modern with attractive tiled floors and fitted with units down two sides as well as an island to the centre which creates additional storage space and a sociable dining space. A utility space is located off the kitchen and a storage room which could easily be converted into a ground floor W/C with plumbing already fitted for this purpose. On the first floor the principal bedroom is a substantially large room with an en-suite bathroom which is fitted with both a bath and walk-in shower. There is a decked balcony which is accessed through French doors from the master bedroom and overlooks the rear garden, a perfect spot to enjoy your morning coffee. There are four further double bedrooms on this floor, one with an additional en-suite bathroom as well as a family bathroom fitted with a bath, sink and W/C.



About the outside.

To the front of the property is a large driveway which is boarded by mature hedges and trees and sets the property back from the road into its private plot. It is mainly gravelled with a lawn area and provides off street parking for at least five cars as well as access to the garage and side access to the rear garden. The rear garden is substantial, mainly laid to lawn with several patio areas for seating and alfresco dining. There is ample space for growing vegetables potting or children and pets to play, it benefits from an array of mature shrubs and trees which creates an idyllic private space. There is also a wooden constructed area currently used as an outdoor bar but could be versatile to suit the new owners needs. Access is provided to the garage which is great for additional parking or storage.

About the area.

Kilmersdon Road is located between the villages of Radstock and Kilmersdon providing easy access to amenities such as a co-op, post office and local shops as well as access local countryside. it is just 9.6 miles from Bath and 16 miles from Bristol.

Directions.

From the co-op at Radstock go straight across the roundabout towards Haydon. The property can be found on your right hand side on Kilmersdon Road.

Useful Information.

Postcode- BA3 3QN

Services - Gas central heating, mains water and drainage

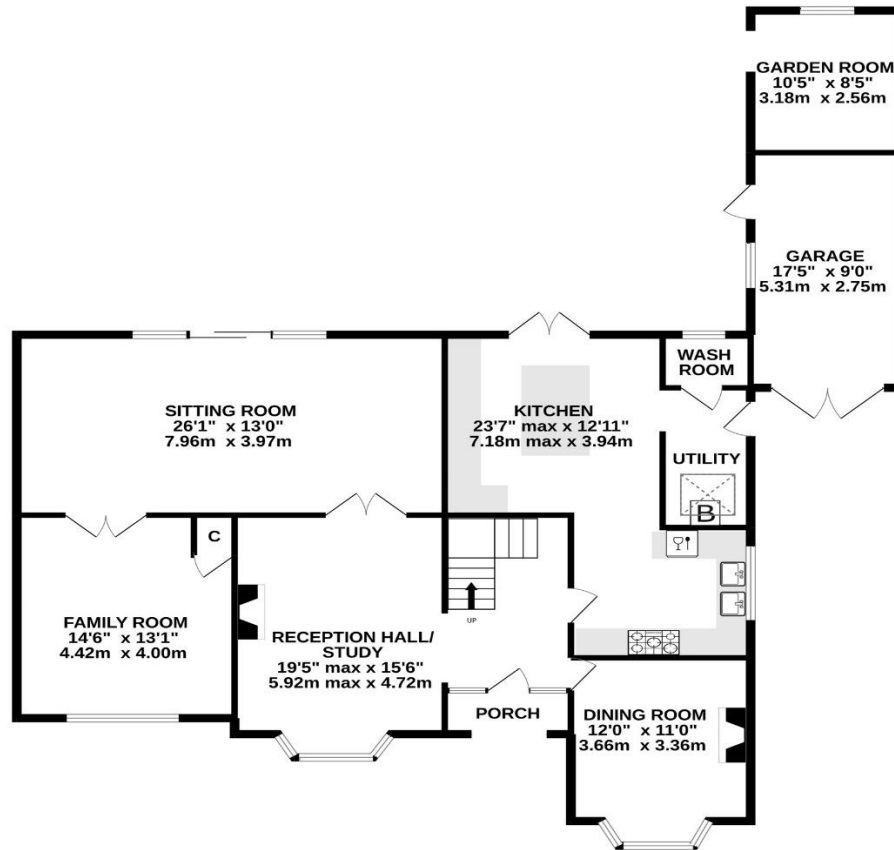
Local Authority- BANES

Energy Performance Certificate Rating –

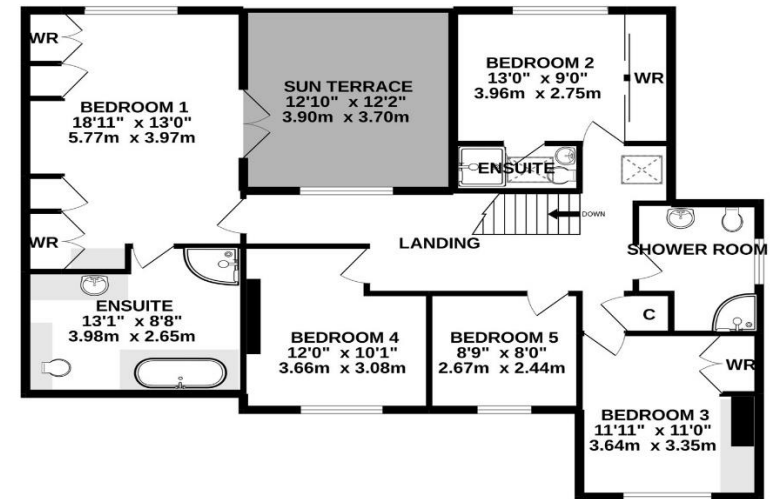
Council Tax Band - D



GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



1ST FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA : 2701 sq.ft. (251.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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