

# LODESTONE



Woodview, Great Elm









# Woodview, Great Elm

BA11 3NY

Guide Price: £650,000

4

Bedrooms

2

Bathrooms

2

Receptions

## PROPERTY FEATURES

- Character Property in need of renovation
- Kitchen/dining room
- Large sitting room with log burner
- Four bedrooms
- Useable landing space
- Front and rear gardens
- Summer house with electric
- On street parking
- Beautiful village setting







Wood View is a delightful 4-bedroom home, beautifully situated in the picturesque hamlet of Great Elm, offering elevated views of the surrounding woodlands and the river below. This house does require some renovation but presents an ideal family living space.

The property boasts both front and rear gardens. The front door opens into an entrance hallway, leading to a kitchen/diner and a cozy sitting room featuring a wood burner. From the sitting room, doors open to a pergola-covered patio area, perfect for enjoying a morning coffee while taking in the serene views.

Upstairs, a staircase leads to a generous landing area, which could be utilised as an office space.

The first floor comprises a master bedroom with an ensuite shower room and a walk-in wardrobe. Additionally, there are two more double bedrooms, a single bedroom, and a family bathroom. Doors from the landing area open to the rear garden.

### Outside

The garden is primarily lawned, enjoys sunlight throughout the day and includes a garden shed and a summer house equipped with electricity. Parking is available at the front of the house.

### Situation

Great Elm is an historic village approximately 2 miles to the North West of Frome and 17 miles south of Bath. The Macmillan Way long-distance path passes through the village and there are ample opportunities for walking and cycling along converted railway lines and alongside the Mells river. Local amenities include Babington House, (Soho House's country mansion), The Talbot Inn, and a village shop and post office both 5 minutes away in Mells.







Nearby, Frome is one of the South West's leading market towns and was recently featured in the Sunday Times as the best place to live in Somerset.

**Directions** Postcode: BA11 3NY What 3 Words: [///rejoin.prank.yesterday](#)

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:** D

**Guide Price:** £650,000

**Tenure:** Freehold

### PART B

**Property Type:** Semi-Detached

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Private

**Heating:** Electric

**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:** On street

### 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:** N/a

**Rights and Easements:** N/a

**Flood Risk:** Zone 1

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/a

**Accessibility/Adaptations:** N/a

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** F

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.









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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