

# Brook House Crocombe BA5







*Wells 2 miles, Castle Cary train station 10 miles, Bath 22 miles, Bristol 22 miles, Bristol Airport 19 miles, Shepton Mallet 3 miles, Glastonbury 8 miles (all distances are approximate).*

Services: Mains gas, drainage, water and electricity are connected to the property. Gas fired central heating.

Tenure: Freehold

Local Authority: Mendip District Council. Tel: 0300 303 8588



## Brook House

Attractive, spacious and light converted barn that has been finished to a high standard throughout and has been lovingly maintained. It is set on the edge of a desirable village and yet benefits from stunning south facing rural views, and close proximity to Wells, Bristol, Bath and beyond. It offers the perfect balance between period character and modern luxury with features such as exposed beams and recently installed kitchen.

It is predominantly set over a single storey and is an L-shape, with spacious and light rooms due to the properties southerly aspect. It is entered into a hall which then leads into an impressive reception room with vaulted ceilings and beams. This room acts as the centre of the house with a modern kitchen/breakfast room leading off it and also has a door out to the raised, south facing terrace, ideal for alfresco dining. It includes a good range of units, a breakfast bar and integrated appliances including a double oven, hob, dishwasher and freezer. Off the kitchen is the utility room. From the utility room are stairs leading to bedroom 4/library/study. There is a bathroom which would make for an exceptional master bedroom suite as it is a large room with double height ceilings and a mezzanine above. It currently has beautifully fitted book shelves.

To the other side of the reception room is the bedroom wing, separating the living and bedroom accommodation perfectly. There are three double bedrooms, one of which is en-suite, and a family bathroom. Two of the bedrooms include fitted wardrobes. All the bedrooms benefit from pretty rural views.





**Well-presented and spacious 4 bedroom converted barn, located within a popular village.**

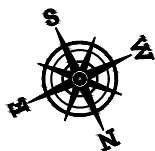


### **Gardens and grounds**

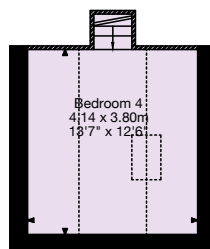
A tarmac drive leads in through a timber field gate to the high stonewall bounded and paved courtyard, which is a very large space. There is ample parking space and lots of scope for landscaping. Off the kitchen is a fantastic raised terrace, which is a real sun spot, facing due south with views to rolling hills.

### **Directions - BA5 3RQ**

Approaching Croscombe from Wells on the A371, take the first left as you enter Croscombe onto Fayre Way. After a short distance the drive to Brook House is seen on the left hand side marked by a Knight Frank board.



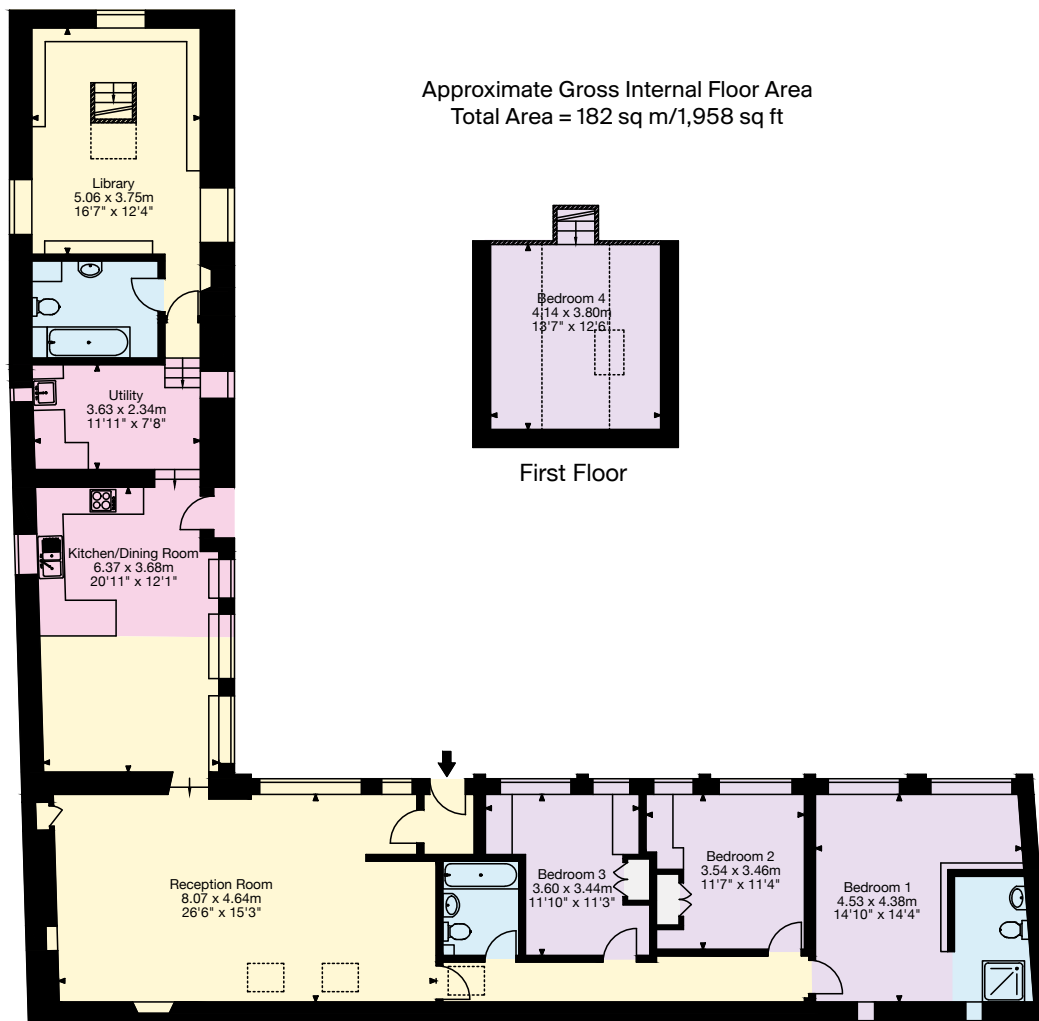
Approximate Gross Internal Floor Area  
Total Area = 182 sq m/1,958 sq ft



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.



Ground Floor

Knight Frank  
Bristol  
Regent House,  
27a Regent Street  
Clifton, Bristol BS8 4HR  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

**I would be delighted to tell you more.**

**Freddie Wright**  
0117 317 1997  
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