

Waterlea, Charlton, Somerset

A unique detached four/five bedroom family home, situated in a fabulous peaceful and private position, with land.

Accommodation

Ground floor Reception hall | Living room | Sun room | Family room | Dining room
Garden room | Kitchen/breakfast room | Cloakroom | Principal bedroom en suite bathroom
3 further double bedrooms | 2 bathrooms

First floor Office | Shower room | Utility room

Gardens, Ground & Outbuildings Formal lawns | Terrace | Orchard | Paddock | Woodland
Lake | Tennis court | Disused swimming pool complex | Double garage | Plentiful parking

In all approximately 10.63 acres

Distances

Babington House 3 miles, Mells 5 miles, Frome 8 miles, Wells 10 miles, Bath 12 miles

(All distances are approximate).

Situation

Waterlea Bungalow is tucked away in the Somerset hamlet of Charlton, to the south of Bath. There are a variety of local amenities in the nearby villages of Holcombe, Coleford, Stoke St Michael and Mells. Whilst slightly further out you have the popular market towns of Frome and Bruton, the market towns of Midsomer Norton and Shepton Mallet, and the cities of Wells and Bath. Babington House, Hauser & Wirth and The Newt in Somerset are all also within easy reach.

Castle Cary, Frome and Westbury stations provides high speed rail links to London; and the property is well placed for commuting to Bath, Bristol and the wider motorway network. Bath is renowned for the quality of its private and public schooling for boys and girls of all ages, and you also have Downside, All Hallows and Wells Cathedral School within easy reach.



The House

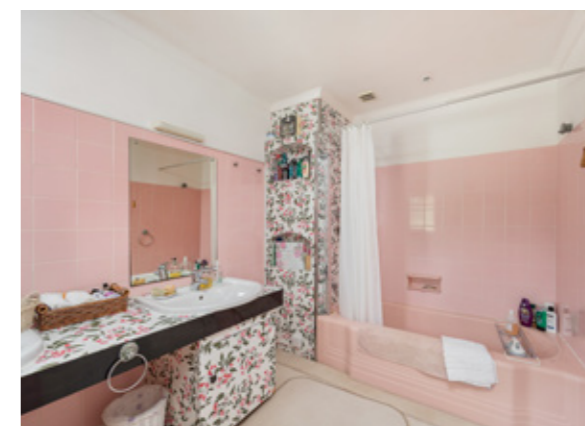
Waterlea has been a much-loved home to the current owner for over 35 years, it was built in 1960 by the previous owner, and has never been for sale on the open market so it presents a very special opportunity!

The property benefits from versatile and spacious accommodation, which is primarily lateral and requires some updating.

On the ground floor you have a good selection of reception rooms which include the living room with fabulous views over the grounds and out to the surrounding countryside, which then leads into the sun room, which opens out onto a terrace and the formal lawns. There is also the dining room, family room, and the garden room which leads out to a large balcony which spans the width of the house, and down to two tiered terraces.

Beyond this you have the principal bedroom with en suite bathroom, three further double bedrooms, and two bathrooms – one of which features a fun pink and floral design. There is also a cloakroom.

On the first floor is an office which could be used as a fifth bedroom, a shower room and the utility room.





Gardens, Ground & Outbuildings

The property is approached onto a private driveway leading up to a turning circle, there is plentiful parking for multiple vehicles, in addition to the double garage.

The gardens and grounds are a superb feature, comprising large formal lawned gardens, and entertaining terraces at the upper levels; with an orchard, woodland, and meadow sloping down to a lake, which is currently used as a release site for birds by the RSPCA West Hatch Animal Centre.

There is a tennis court, and a large disused swimming pool complex which could be reinstated, transformed into a beautiful walled garden, or converted, subject to obtaining the necessary consents.

Directions (BA3 5TN)

From Bath head south on the A367 Wells Road and stay on this road for approximately 9 miles. At the last roundabout take the 1st exit on to Fortescue Road, continue on to Church Road and then on to Kilmersdon Road. Turn right on to the B3139, follow the road around the bend and you will find the property on your right.

Property information

What Three Words: `///incline.passenger.rating`

Services: We are advised that there is mains water and electricity. Private drainage. Oil fired central heating.

EPC: E

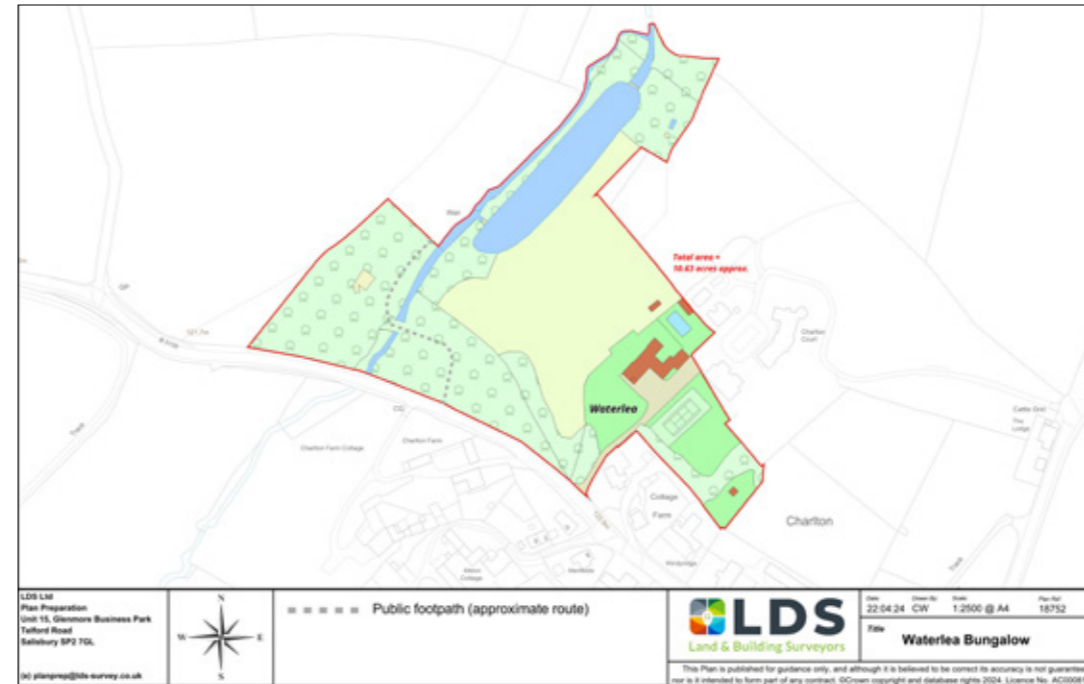
Method of Sale: We are advised that the property is Freehold.

Guide Price: £1,500,000

Local Authority: Somerset District Council – somerset.gov.uk

Council Tax: Band G

Viewing: Strictly by prior appointment with the agent.



Main House = 352 sq m / 3,788 sq ft

Garage = 63 sq m / 678 sq ft

Swimming Pool Complex = 617 sq m / 6,641 sq ft

Total Area = 1,032 sq m / 11,107 sq ft

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 text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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