



 3  2  1 EPC F

£475,000 Freehold

Thrupe Farm
Thrupe Lane, Masbury,
Nr Wells, BA5 3HD

COOPER
AND
TANNER



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DESCRIPTION

A detached double fronted farmhouse in a quiet hamlet on the outskirts of Wells. The property benefits from three bedrooms, two reception rooms, kitchen, bathroom along with gardens, garage, stable and stunning countryside views.

Upon entering the property, is the sitting room with wood plank floors, window to the front and a feature stone and brick fireplace with inset woodburner as the focal point. Adjacent to the sitting room, is the dining room again with wood plank floor, window to the front and stone and brick fireplace. To the rear of the property is the dual aspect kitchen with country style stripped wood cupboards topped with granite worktops, granite Belfast sink and door to the side.

From the sitting room, a staircase leads to the first floor. To the front are two double bedrooms, both with garden aspect and built-in storage. To the rear is the third bedroom, which is single in size and the family bathroom with shower cubicle, corner bath, WC and wash basin.

OUTSIDE

Approaching the property is a sweeping driveway, with right of way to a further parcel of land (not currently included), with a metal single garage which offers storage and a large wood clad stable which could offer further potential to create into accommodation or a home office subject to the necessary consents. To the front of the house is an area of lawn with a higher area to the side offering beautiful countryside views.

AGENTS NOTE

We are also offering this property with a larger plot of land to the side and planning permission in place to create a 5-

6 bedroom home - please see our separate listing at an asking price of £600,000.

LOCATION

Masbury is a small hamlet located to the East of Wells.

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A371 signposted to Shepton Mallet. Continue through the village of Croscombe, taking the third left into Rock Street (just before the primary school). Follow Rock Street around to the right and then bear left into Thrupe Lane. Continue up the hill and along the lane for approx 1 mile, where the property can be found on your left.

REF:WELJAT160424

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

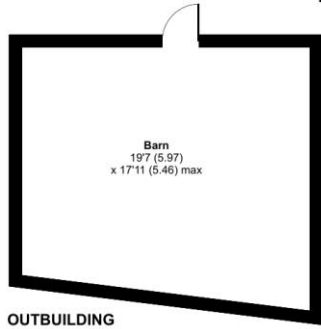
Thrupe Farm, Thrupe Lane, Masbury, Wells, BA5

Approximate Area = 920 sq ft / 85.4 sq m

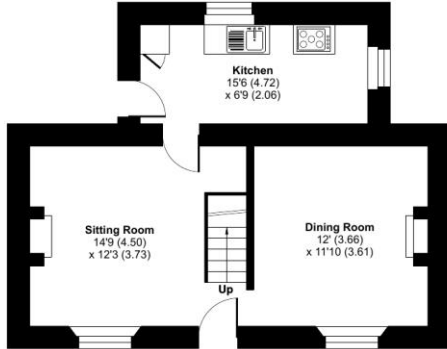
Outbuilding = 327 sq ft / 30.3 sq m

Total = 1247 sq ft / 115.7 sq m

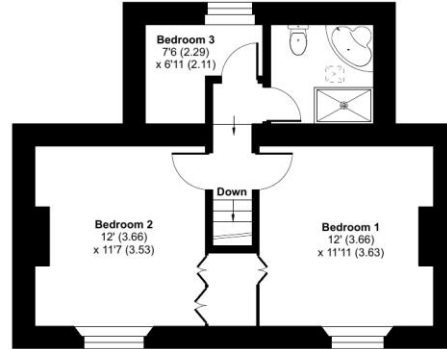
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Incheom 2023. Produced for Cooper and Tanner. REF: 1037457



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