



KNOLL HOUSE, SCHOOL LANE, KILMERSDON, SOMERSET, BA3 5TE

A MODERN DETACHED FAMILY HOUSE WITH ADJOINING SELF CONTAINED ANNEXE WITH A GREAT GARDEN AND STUNNING VIEWS ACROSS THE VILLAGE.

- Radstock 1.5 miles
- Babington House 2.5 miles
- Frome 8 miles
- Bath 10 miles

Main House: Reception hall • Kitchen/Breakfast room • Dining room • Sitting room • Office • Utility room • Main bedroom with en suite shower room • Four further bedrooms • Bathroom • Shower room

Annexe: Reception hall • Open plan living/dining/ kitchen • Two bedrooms • Bathroom

Gated front driveway and parking area • Access to the garaging • Large lawn gardens with shrub borders and fine views in a southerly aspect

DESCRIPTION

Knoll House is a well presented modern detached family house with versatile accommodation. It is presently arranged as a five bedroom house with a self contained two bedroom annexe - although easily re-configured to one large house, should one wish. It has lots of space to each side and the rear, allowing for further extension, as the property is not subject to a listing.

The main house has large rooms focusing on the rear side of the house with an open plan layout, benefiting from the southerly aspect and the amazing views to the rear across the village to the rolling hills beyond. There is an excellent kitchen/family/breakfast room whilst the cosy living rooms lead off, with a large open fire place. At the far side of the house is presently arranged as a fifth bedroom, next to which is a luxurious shower room.







The stair hall in the centre of the house sits next to a boot room and leads up to the first floor, where there are four good size bedrooms, again all benefiting from the view.

The adjoining annexe has its own front door and leads into a welcoming reception hall. The open plan living space has a good quality kitchen at the front and the living space at the rear with a large window overlooking the garden and the views beyond. It has two large bedrooms and a bathroom upstairs and there is ample storage space.

A high stone wall at the front of the property has metal double gates leading to the tarmac parking area and leading to the double garage. Access either side of the house leads round to the large south facing rear gardens, backing onto open fields and having breathtaking views.

SITUATION

Kilmersdon is a very desirable village with a popular pub. Located near the renowned private members' club of Babington House, and about 3 miles from the village of Mells. Frome is 6 miles to the West and Bath 12 miles to the North. The award winning Talbot Inn in Mells is 4 miles away. Trains leave regularly to London, Paddington from Bath Spa and Frome and from Westbury to Waterloo. There are also excellent local amenities in the nearby market town of Frome. The area also benefits from an excellent range of footpaths and bridleways for endless walking and riding, in addition the number 24 cycle track runs through the village.

Local primary schools include Kilmersdon C of E primary school, Mells C of E first school, Leigh on Mendip first school and Stoke St Michael Primary. Independent schools include All Hallows, Downside, the Bath schools including Prior Park, Monkton Combe and King Edwards and the Bruton schools that include Bruton School for Girls, Sexeys and King's.



ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is not subject to a listing.

Services: Mains electricity, water, drainage and oil central heating.

Local Authority: Bath and North East Somerset Council.

Council Tax: (Knoll House) Band F (The Annexe) Band A.

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas.





School Lane, Kilmersdon, BA3

Approximate Area = 1788 sq ft / 166.1 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

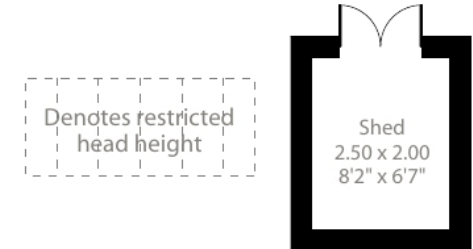
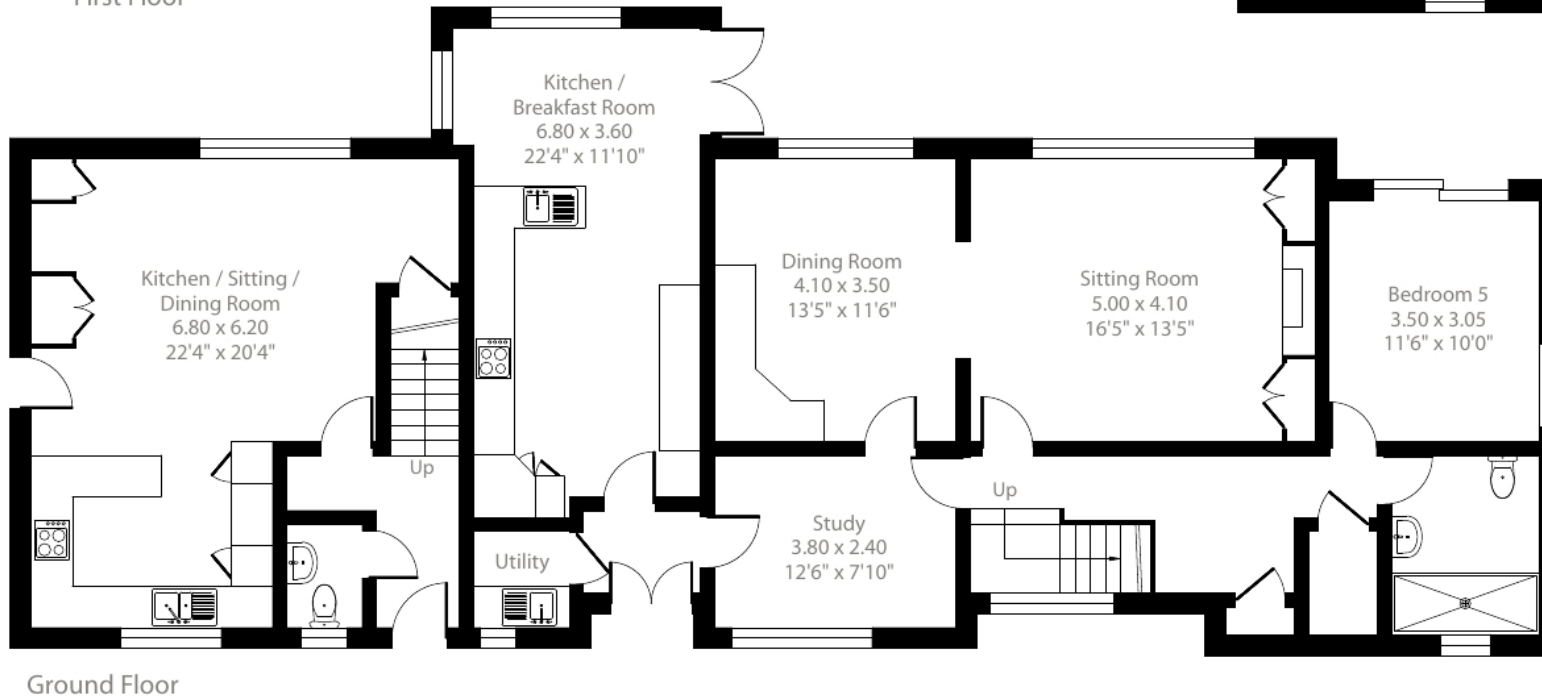
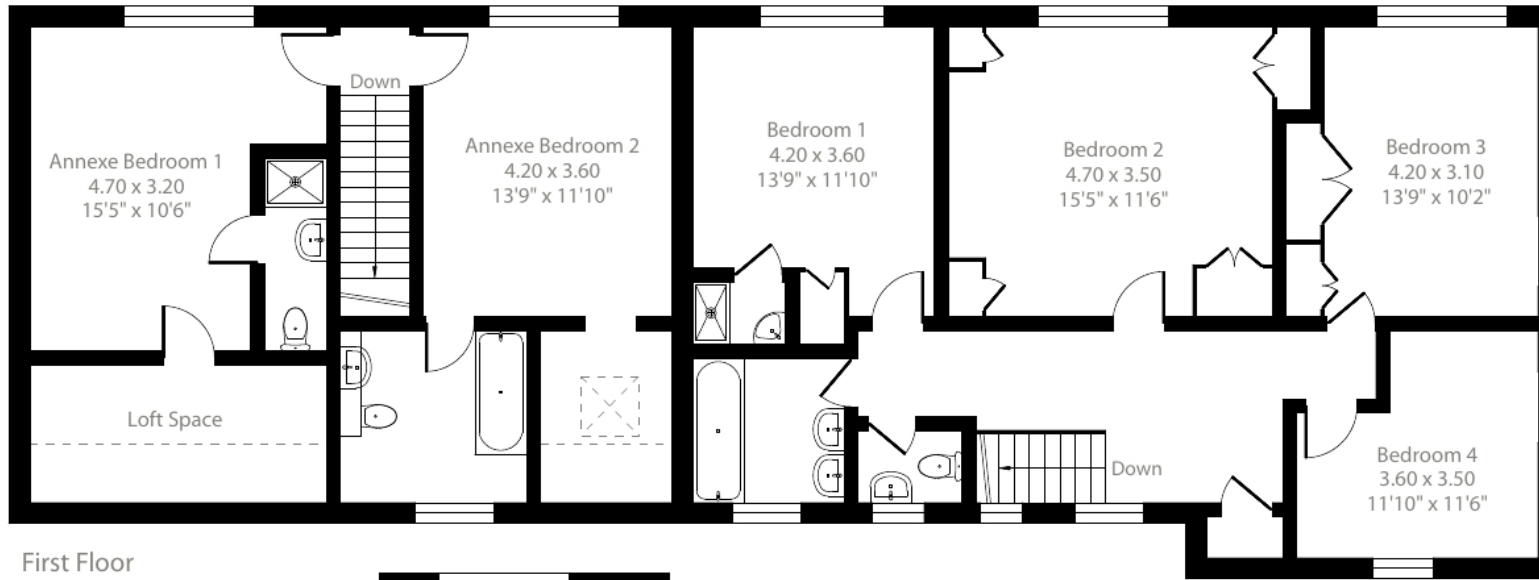
Annexe = 1404 sq ft / 130.4 sq m

Garage = 326 sq ft / 30.2 sq m

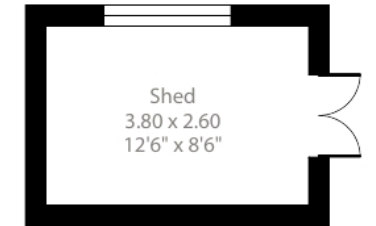
Outbuildings = 160 sq ft / 14.8 sq m

Total = 3735 sq ft / 346.7 sq m

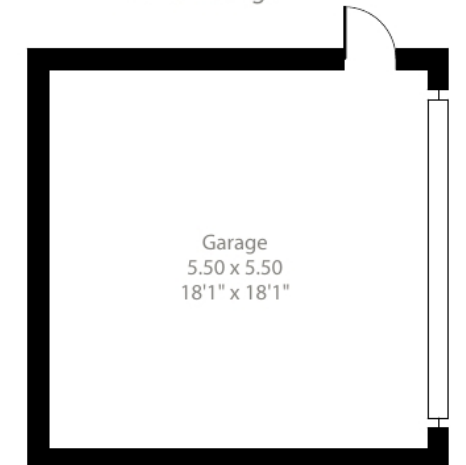
For identification only - Not to scale



Outbuilding 2



Outbuilding 1





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