

Edford Cottage Edford Green, Radstock

£2,100 PCM

- Recently Refurbished - Carpets and decoration
- Four Good Sized Bedrooms
- Workshop
- Family Bathrooom
- Detached House
- Spacious Lounge
- Double Garage
- En-suite
- Spectacular Views
- Ample Parking

A Deceptively Spacious Four-Bedroom Family Home in the Sought-After Mendip Village of Holcombe

Set in a peaceful countryside location with lovely views across open fields.

Recently updated with new carpets, freshly painted throughout, and a new boiler, the property offers light-filled, generously proportioned accommodation and stunning rural views.

Ground Floor

Upon entering the property, you are welcomed by a spacious hallway providing access to all ground floor rooms. To one side is a modern and well-appointed kitchen/breakfast room. On the opposite side, a beautifully decorated lounge features patio doors that open directly onto the garden, offering delightful views over the countryside. Also located on the ground floor is convenient cloakroom. Access to the double Garage / workshop is also Available

First Floor

Upstairs, the master bedroom enjoys far-reaching countryside views and includes a built-in wardrobe. There are three additional bedrooms, one of which features built-in eaves storage and an en-suite shower room. A family bathroom with a bath and overhead shower.

Outside

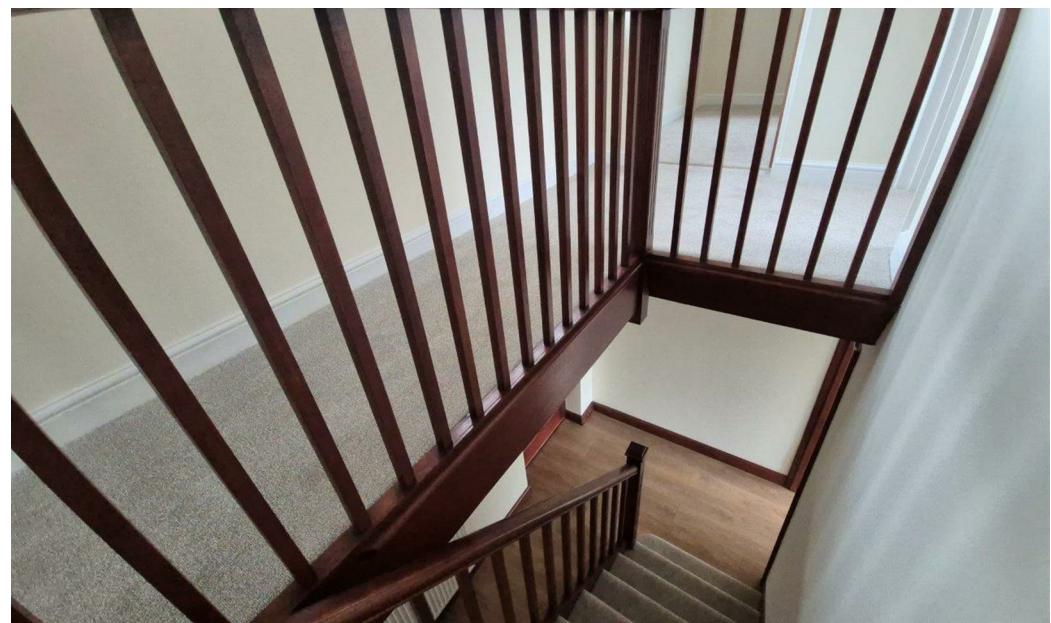
The property is accessed via a gated driveway offering ample off-road parking. Adjoined to the house is a larger-than-average double garage, along with a smaller outbuilding/garage that includes a mezzanine level, offering flexible use.

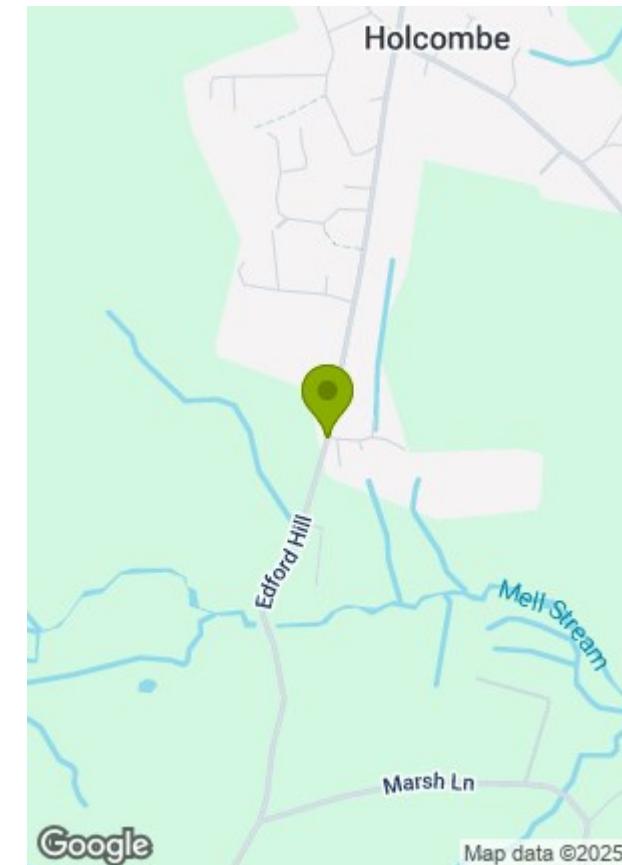
The gardens wrap around two sides of the house and are predominantly laid to lawn with mature shrubs and borders. The outdoor space enjoys sunshine throughout the day and offers a perfect setting for relaxation or entertaining.

Location

Holcombe is a picturesque Mendip village ideally located for commuters, with Bath (12 miles) and Bristol (18 miles) within easy reach. The village boasts a beautiful church, village hall, recreation field, and two very good pubs. A wider range of amenities can be found in nearby Frome, Shepton Mallet,







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

66

52

England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.