



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Priddy, Wells, Somerset, BA5 3DB



Cranmore View, Priddy, Wells, Somerset, BA5 3DB

David Plaister Ltd are delighted to present this exceptional bespoke freehold detached residence, set within an outstanding plot of approximately 2.63 acres in the heart of the breathtaking Mendip Hills. Combining timeless craftsmanship with modern convenience, this impressive family home has been thoughtfully designed to an exceptional standard throughout and enjoys far-reaching views across the surrounding countryside.

Beautifully appointed accommodation briefly comprises an exquisite principal bedroom suite with a luxurious en-suite, together with three further well-proportioned bedrooms and a magnificent collection of reception rooms, all finished to an impeccable standard and offering versatile living space for modern family life.

Externally, the property is approached via an electric gated entrance, opening onto an elegant sweeping driveway leading to a double garage. The extensive landscaped gardens and expansive lawns provide a wonderful outdoor lifestyle, offering privacy, tranquillity and ample space for entertaining, recreation or simply enjoying the stunning rural surroundings.

This is a rare opportunity to acquire a truly distinguished country residence, offering an exceptional blend of luxury, space and seclusion, while remaining conveniently positioned within easy reach of local amenities and transport links.

EPC Rating: E47 | Council Tax Band: E

- **An exceptional bespoke four bedroom detached freehold dwelling extending to approximately 2763 sq. ft total**
- **Exquisite principal bedroom suite, beautifully appointed with a luxurious ensuite**
- **A magnificent collection of reception rooms, impeccably finished to a high calibre**
- **Expansive lawns and beautifully maintained gardens providing an enviable outdoor lifestyle**
- **A prestigious electric gated entrance opening onto an elegant sweeping driveway & double garage**
- **A commanding rural setting boasting far-reaching views across the surrounding countryside**
- **Occupying a magnificent plot totalling circa 2.63 acres amidst the breathtaking Mendip Hills**
- **A purpose designed family residence where timeless craftsmanship meets modern convenience**







Accommodation

Entrance

A private electric gated entrance opens onto a sweeping driveway that leads through the grounds to a generous gravel parking area, where the residence enjoys a commanding and private position. A stone tiled patio presents a hardwood framed porch with ceiling spotlights leading to a hardwood entrance door.

Hallway

An inviting hallway with hardwood flooring upon underfloor heating, PVC double glazed windows, ceiling spotlights, doors leading to principal rooms.

Snug

With hardwood flooring upon underfloor heating, a brilliant log burner stove upon a slate hearth with a timber mantle, PVC double glazed windows, ceiling light.

Living Room

An elegant living room with hardwood flooring upon underfloor heating, a boastful log burner stove upon a slate hearth with a timber mantle, ceiling light, wall lights, South African Hardwood double glazed bi-folding doors leading to the private and enclosed rear garden.

Kitchen/Dining/Breakfast Room

An incredible kitchen, diner and breakfast room with tiled flooring upon under floor heating, a wide selection of wall and floor storage units with granite worktops and matching up stands over, an inset one and a half bowl ceramic sink and a carved drainer with a swan neck style retractable tap over, well positioned under a PVC double glazed window, a freestanding five burner "Rangemaster" cooker complete with a hot plate and an extraction hood over, an integrated dishwasher, an integrated waste bin, space for appliances, an eyelevel microwave and plate warmer, an impressive kitchen island and breakfast bar feature with granite worktops, ceiling spotlights, South African Hardwood framed double glazed bi-fold doors leading to the private and enclosed grounds.

Utility Room

A useful utility room with tiled flooring upon underfloor heating, range of wall and floor storage units with worktops with matching up stands over, space and plumbing for appliances, PVC double glazed windows, an inset 'Belfast' style ceramic sink and a carved drainer, a wall mounted consumer unit and alarm system, extractor fan, ceiling spotlights, a timber barn style door leading to the side of the property.



Cloakroom

With hardwood flooring upon under floor heating, low-level WC, a wash hand basin with a tiled splashback, a PVC double glazed window, extractor fan, ceiling lights.

Stairs Rising from Entrance Hallway to the First Floor Landing

First Floor Landing

Landing with a timber balustrade, spherical PVC double glazed window, a built-in airing cupboard housing a radiator and ceiling light, additional PVC double glazed windows, radiator, ceiling spotlights, doors leading to First Floor rooms.

Master Bedroom

A fantastic master bedroom with radiators, a selection of fitted storage wardrobes with compartments and hanging rails, PVC double glazed windows, integrated air-conditioning, ceiling light, with a door leading to the ensuite bathroom.

Ensuite Bathroom

A super ensuite bathroom with timber effect tiled flooring upon underfloor heating, a low-level WC, 'his and her' style wash hand vessel basins upon a vanity unit, a freestanding bath with a shower attachment, an enclosed mains fed 'waterfall' style shower with a shower attachment, partly tiled walls, heated towel rails, PVC double glazed windows, partially tiled walls, extractor fan, ceiling spotlights.

Bedroom Two

A brilliant double bedroom with a radiator, a set of PVC double glazed windows, integrated air-conditioning, a roof access hatch, ceiling lights.

Bedroom Three

A wonderful double bedroom with a radiator, PVC double glazed window, integrated air-conditioning, a roof access hatch, ceiling lights.

Bedroom Four

A lovely double bedroom with a radiator, a range of PVC double glazed windows, integrated air-conditioning, ceiling light.

Bathroom

A well-presented family bathroom with timber effect tiled floor upon under-floor heating, low-level WC, wash basin pedestal, a panelled bath with a shower attachment, an enclosed mains fed waterfall style shower, PVC double glazed window, partly tiled walls, a heated towel rail, extractor fan, ceiling spotlights.













Outside

Driveway

On approach to the property, you are met with an electric gated entrance to a superb private driveway laid to gravel that sweeps round and down to where the property resides.

Double Garage & Workshop

Detached from the main property lies a double garage with two electric up and over entrance doors, access to power and electric, overhead storage space, ceiling lights, a door leading to the workshop.

A workshop with access to power and electric, wood framed double glazed window, a hot water tank and oil boiler, a door leading to the rear grounds.

Rear Garden

A generous private and enclosed rear garden opening onto a raised stone tiled patio with access to power and electric, a water supply tap and wall lights, idyllic for hosting and entertaining. Steps descend to a wonderful area laid to lawn enclosed by manicured hedge lines and timber fencing, a wide variety of mature bushes, shrubs and trees. To the rear of stone tile patio presents a freestanding timber framed summer house with access to power and electric, and a ceiling light. Leading around to the side is an area laid to slate chippings home to a set of mature trees with a timber gate leading to a mature short woodland. A variety of timber gates lead to the parcel of land.

Parcel of Land

Completing the grounds is an expansive adjoining parcel of land, bordered by characterful stone walls and established hedgerows, with a timber-built horse shed providing multiple covered bays, creating a wonderfully peaceful extension to the gardens.

Services

Mains electricity and water. Oil heating. LPG gas tanks supplying the cooker only.

Drainage: Septic tank drainage, which the vendor advises meets current regulations.

Heating System

Underfloor heating throughout the ground floor, operated by the oil boiler, with individual heating zones to all rooms. The ensuite and family bathroom also benefit from electric underfloor heating.

Tenure

Freehold.

360 Virtual Tour

<https://tour.giraffe360.com/f79e8b2d60214bcc8721959afd9e0a36>

3D Floor Plan

<https://my.giraffe360.com/3dflp/t9xa1on>

Floor Plan

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.

Access

Public highway.

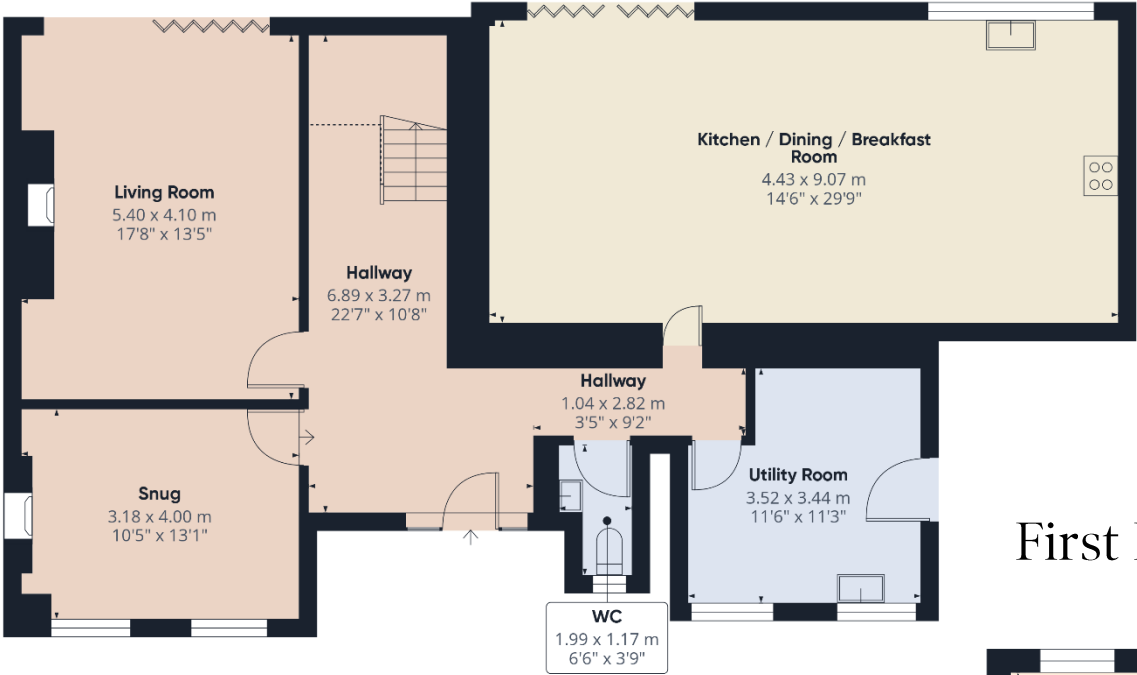




Ground Floor

Approximate total area⁽¹⁾
108.7 m²
1171 ft²

Reduced headroom
3.4 m²
36 ft²



Approximate total area⁽¹⁾
256.7 m²
2763 ft²

Reduced headroom
3.4 m²
36 ft²

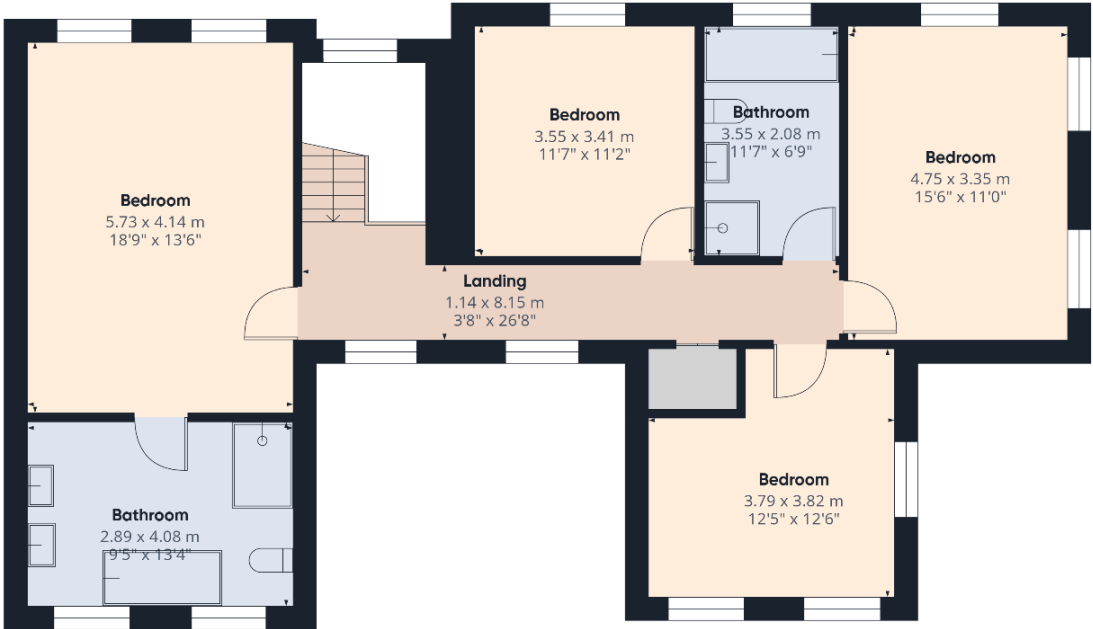
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

First Floor

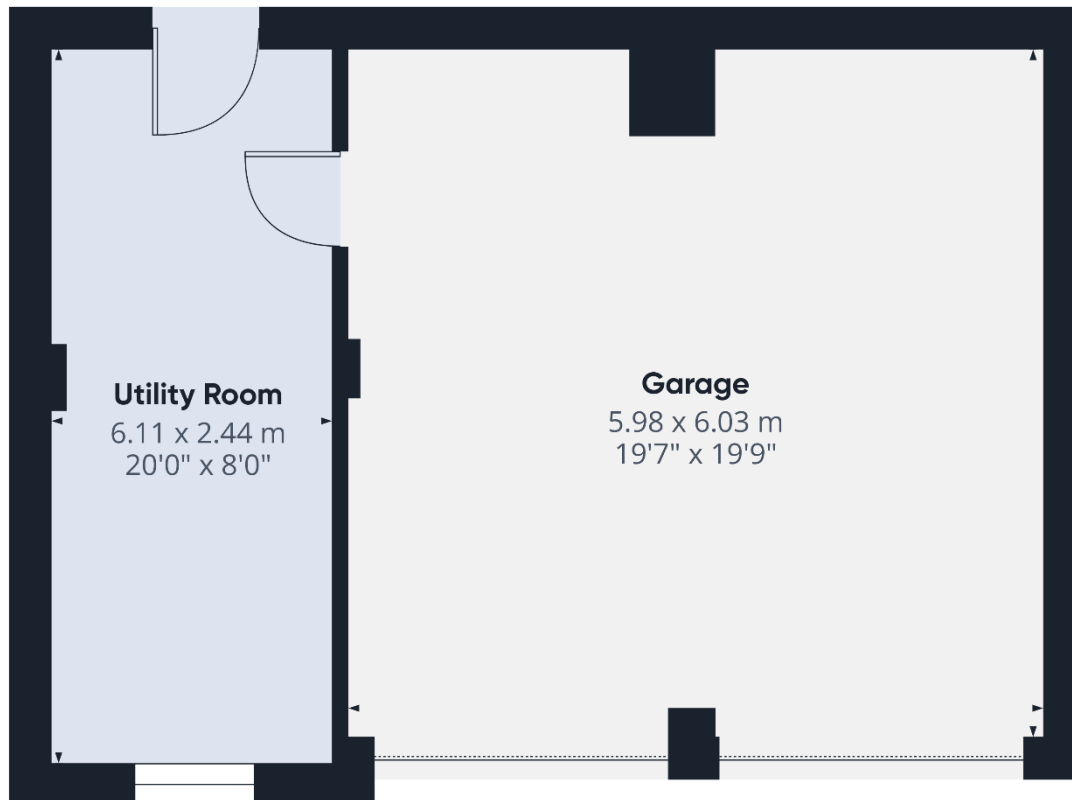
Approximate total area⁽¹⁾
97.5 m²
1049 ft²



Garage

Approximate total area⁽¹⁾

50.5 m²
543 ft²



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	47 E	
21-38	F		
1-20	G		



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HOMES OF *Distinction* — SOMERSET —

At David Plaister Limited, it's all about you.

On average, a person owns around 6,000 possessions - each one important in its own way. Just as those belongings matter, so too does your property. Whether you are selling or letting, we understand that it represents far more than bricks and mortar.

The David Plaister team has evolved over many years of successfully selling and renting all types of property.

Throughout that time, we have built a reputation founded on professionalism, results, and trust. We are an enthusiastic, dynamic, and qualified team of property professionals, committed to managing expectations with honesty and integrity. Nothing is left to chance. Every detail is considered, every strategy carefully planned.

We firmly believe that appointing a skilled, experienced and trusted agent is essential for any vendor or landlord who wants their property to be taken seriously - and positioned to achieve the very best outcome.