



**2 The Orchard, Park Hayes, Leigh Upon Mendip,
BA3**

Guide Price: £580,000

Freehold

Beautifully designed, modern, three-bedroom detached bungalow which exudes a bright and contemporary feel. Convenience and functionality are key features of this delightful home, with underfloor heating throughout, open plan living/dining/sitting room, utility room, parking, and private garden in the sought-after village location of Leigh-on-Mendip with far reaching picturesque, countryside views. One of a trio of newly built, high specification, A rated, energy efficient, Eco homes with a high-quality finish, tucked away in a secluded location. This attractive, English Cedar clad home with ten-year architect's guarantee, must be viewed to fully appreciate all it has to offer both inside and out.

Nestled in a picturesque village, this newly built, detached bungalow offers a peaceful and scenic retreat. Entering the front door, a large cupboard to the left houses the hot water tank and all the workings of the Eco-home such as the rainwater harvesting and solar panel system and provides ample additional storage space. A door to the right opens into the dual aspect kitchen/dining/sitting room, which is a wonderful bright and airy space for entertaining with panelled Bifold doors which enjoy stunning views over the garden and rolling countryside beyond. The kitchen, with Dusky Blue wall and base units and quartz worktop, is fully fitted with a built-in induction hob, fridge/freezer, dishwasher, single oven and grill. A breakfast bar with seating, frames the area and makes full use of the space. The utility room, with space for further appliances and storage, leads to the back door.

Accessed from the main hallway, the large airing cupboard and three double bedrooms, all with built in double wardrobes, individually controlled underfloor heating and full-fibre connection point. The Master Bedroom, with fitted en-suite comprising of WC, sink and shower with both hand and rainfall attachments, enjoys the addition of Triple Bifold doors allowing light to flood the room and provides easy access into the garden and fabulous views. The family bathroom with vanity unit, WC, large shower and freestanding double ended bathtub with light tunnel ensures natural light in the space.

Outside

The Orchard is located on a private road accessed from Park Hayes which meanders down to the bottom of a private road where the bungalow can be found. A pathway leads to the front door and an area of lawn to the front is bordered by hedging plants which are currently in their infancy.

Parking for several cars is located at the front of the property. Access to the garden is via a single wooden gate to the left of the property next to an electric car charging unit and an additional double gate is located on the right. The private garden spans the rear of the property and is mainly laid to lawn with a patio area sitting alongside the edge of the bungalow for convenience, with both mains water and rainwater tap and electrical sockets. Wooden fencing to the left and right boundary ensures privacy with a low, wood and wire fence at the rear for the enjoyment of the uninterrupted far-reaching views of the open countryside.

Enjoy the privacy and seclusion of this charming property, while still being within easy reach of local amenities and transport links. Don't miss the opportunity to make this serene and modern bungalow your own slice of paradise in the heart of the village.

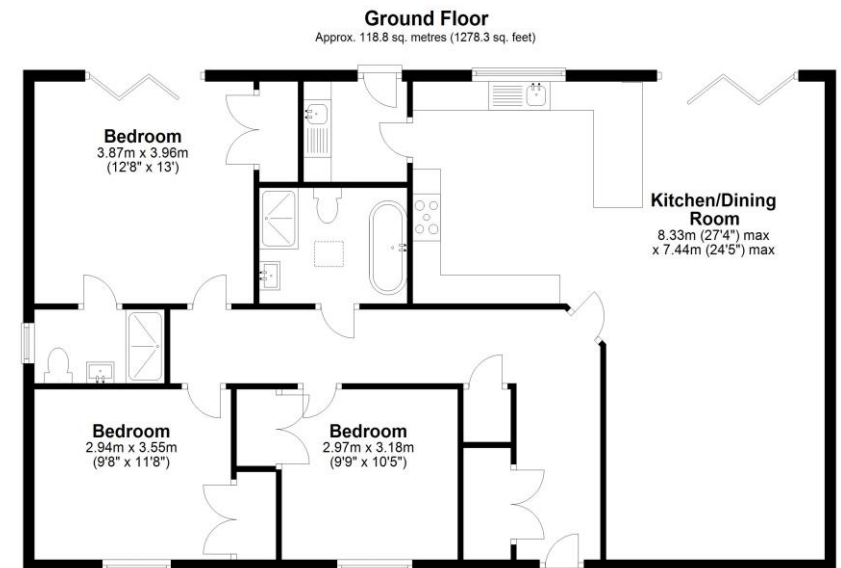
Services: Electricity, Solar panels with battery storage, rainwater harvesting system utilised for one WC and the washing machine, air sourced heat pump, well insulated loft space, private sewage system pumped to the mains and underfloor heating throughout.

Viewing: Strictly by appointment through the agents.

Location

The Orchard lies in the heart of the pretty village of Leigh on Mendip, one of a cluster of villages in the heart of the Mendip hills. Nearby, Frome is one of the South West's leading market towns and has become a "foodie hipster haven" due to the influx of young families, with St Catherine's Hill at the centre of the artisan quarter. The town has a comprehensive choice of retail outlets and all the usual amenities. Areas of local interest include Babington House, (Soho House's country mansion), the Hauser and Wirth Art Gallery in Bruton, the upmarket pubs, the Talbot Inn and the Holcombe Inn, and a village shop and post office both 5 minutes away in Mells. Local supermarkets include Sainsbury in Frome and Tesco and Aldi in Shepton Mallet as well as Waitrose in the nearby City of Wells. Local primary schools include 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 Sexey's and King's. Transport links are good with a railway station in Frome that connects to Westbury and from there direct to London Paddington or the Southwest. There are also direct trains to London Paddington from Castle Cary in 1.5 hours (20 minutes/ 11 miles to station) Motorway links - A303, A36, M3, M5. Bristol airport is 20 miles away.

What3Words: forgets.this.cyclones




Total area: approx. 118.8 sq. metres (1278.3 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

Plan produced using DPlan It





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	120	138
(92+) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Further Information

Council Tax Band: TBC

Tenure: Freehold

Council Authority: Mendip

EPC: A

Broadband & Mobile: Coverage can be checked at:
ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

Flood Check: gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

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