

Sweet Retreat,

Pilton, BA4 4BL

COOPER
AND
TANNER



Offers In Excess Of £425,000 Freehold

Situated in the heart of this popular Mendip village which hosts the Glastonbury festival "Sweet Retreat" is a quirky stone cottage offering versatile accommodation to suit a variety of lifestyles. With retained character features, an open view to the rear, garden to front, oil fired heating and driveway parking.

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DESCRIPTION

Entering through the property from the driveway into the utility / hall there are newly fitted cabinets with single drainer sink unit, plumbing for dishwasher and wooden work surfaces. From here a hall leads into the open plan kitchen / sitting / dining room, which is fitted with the same style units and incorporates a 5 ring ceramic hob, cooker hob, single oven, integrated microwave, fridge / freezer. A feature stone chimney breast houses the new Heta scanline turnable pedestal wood burner on a raised hearth, patio doors lead out to a narrow decked seating area with open outlook across fields. From the kitchen, a door leads into the two storey stone cottage which has a light and airy mezzanine floor (currently used as a bedroom) with beams and a staircase leading down to the former sitting room with feature fireplace inset wood burner on raised hearth and door to the outside. This space is ideal for working from home, for an older child seeking their own space or possibly as a source of income (Air B n B). Back through the kitchen, the inner hall gives access to the master bedroom which is fitted with floor to ceiling wardrobes and to the modern bathroom which is newly fitted with a white suite of double ended whirlpool bath, low level wc and wash hand basin inset into vanity units and an enclosed shower cubicle.

The property also benefits from double glazing, water softener system and an oil fired radiator heating system.

OUTSIDE

The outdoor space lies to the front and side of the property with driveway providing parking for one car. The front garden comprises a typical cottage garden with lawn, paved seating area and planted flower beds. Stone steps lead down to the main cottage, with door to sitting room / bedroom 2. The oil fired boiler is sited externally and there is a wood store. The narrow decked seating area to the rear has space for small table, a few chairs and a bbq.

ADDITIONAL INFORMATION

Oil fired heating. Mains' water, electricity and drainage are connected. Council Tax Band D.

LOCATION

The characterful village of Pilton lies just south-west of Shepton Mallet and east of Glastonbury. The village, is popular with home buyers due to its convenient location to Bath, Bristol, Frome, and Wells, as well as Castle Cary with its main line station to Paddington London. It is most famous for being the home of Glastonbury Festival.

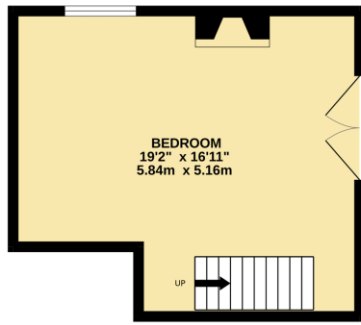
DIRECTIONS

Leave Shepton Mallet heading west on the B3136. At the junction with the A361, cross over into Neat Lane. Travel downwards and follow the road around the right hand bend. Continue, travelling up hill. The property will be seen on the left hand side as indicated by our For Sale Board.

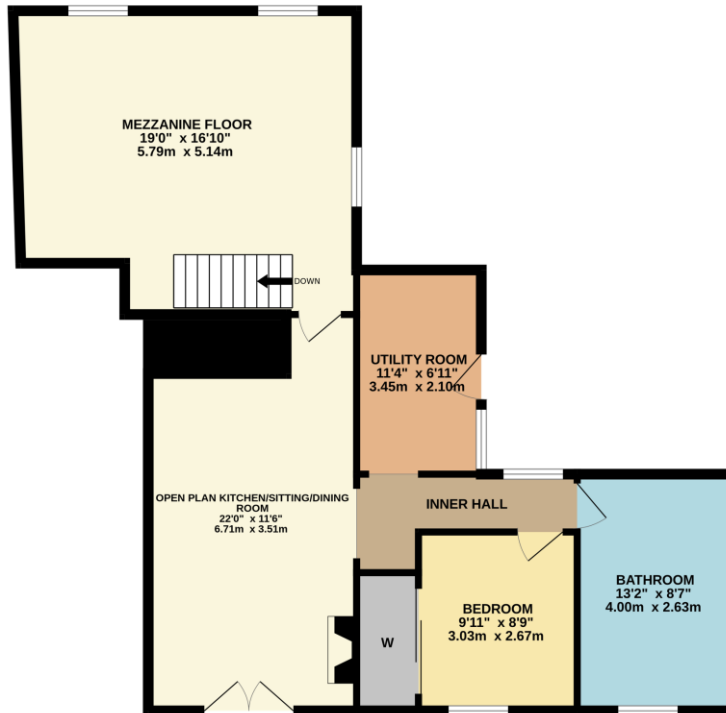




BASEMENT
291 sq.ft. (27.0 sq.m.) approx.



GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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