

Cragnor,

Wanstrow, BA4 6SX

COOPER
AND
TANNER



£275,000 Freehold

****Non-Standard Construction****

A fantastic renovation project situated on a large plot within the popular village of Wanstrow.

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DESCRIPTION

****Non-Standard Construction**** A fantastic renovation project situated on a large plot within the popular village of Wanstrow.

The property is approached by a gated driveway which provides parking for at least three vehicles and leads up to the detached single garage. A large proportion of the garden lies to the front and side of the bungalow.

You enter the home into a hallway which gives access to the lounge and dining room. The lounge is dual aspect and naturally light and a large window overlooks the front garden. There is a fireplace with brick surround. Prospective purchasers are to be advised that the fireplace has not been used for some time and will require attention.

Off the hallway is the dining room which gives access to the lobby and kitchen, the three bedrooms and bathroom with separate W.C. Bedroom one is a naturally light and good size double room which benefits from built in wardrobes. Bedroom two is another double room also situated to the front of the bungalow. Bedroom three is a single room. The bathroom currently offers a bath with wash hand basin, in addition to a separate WC.

The kitchen has a range of wall and base units and plenty of worktop space. There is additional space for freestanding appliances. A side door leads into a porch which gives access to outside.

OUTSIDE

To the left-hand side of the bungalow is a detached, single garage with up and over door. A pathway leads around the property.

The plot overall is a very generous size and is fully enclosed with hedging and a wall to the rear. There is a lawn that wraps around the property, making for a fantastic space for a family to enjoy. The garden enjoys lots of mature shrubs and plants as well as a small tree.

AGENT'S NOTE

Prospective purchasers are to be made aware that this property is of non-standard construction and generally speaking, mortgage lenders require a higher level of deposit to lend on a property of this nature. If you require a mortgage, we encourage you to speak to your mortgage advisor before arranging a viewing.

LOCATION

Wanstrow is situated approximately six miles from the historic market town of Frome which offers a range of shopping facilities, a leisure centre, cafés, hospital and a medical centre. Bruton is just five miles distant and offers the popular Hauser and Wirth restaurant, art centre, shops and the famous Newt in Somerset. The beautiful Georgian city of Bath is approximately eighteen miles. Westbury, which has its main line train station, is approximately eleven miles away offering services to London. There is a church, a village hall and a public house.





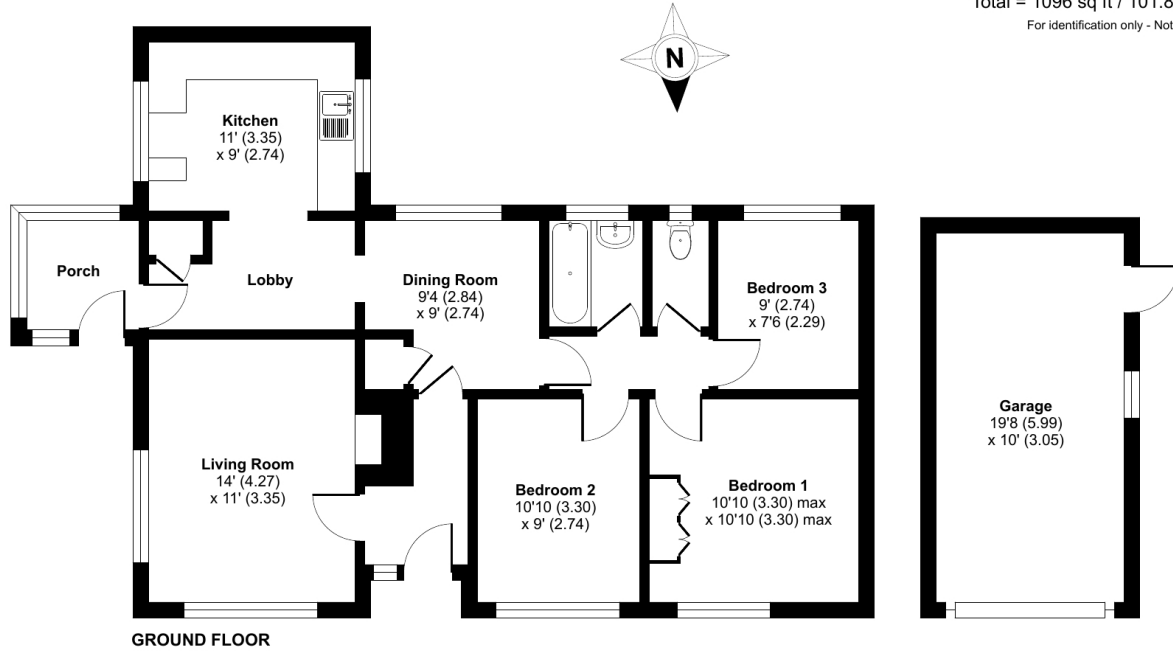
Cragnor, Wanstrow, Shepton Mallet, BA4

Approximate Area = 899 sq ft / 83.5 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1096 sq ft / 101.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhcom 2023. Produced for Cooper and Tanner. REF: 1007672



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