

58 Town Lane, Shepton Mallet, BA4 5LX



£219,950 Freehold

A spacious two-bedroom Grade II Listed property offering, two reception rooms, two bedrooms, courtyard garden and roof terrace. Viewing recommended to appreciate this property's charm.

58 Town Lane, Shepton Mallet, BA4 5LX

 2  2  1 EPC D

£219,950 Freehold

DESCRIPTION

An opportunity to purchase a Grade II listed character cottage with deceptive accommodation arranged over three floors.

Entering the characterful sitting room, you will find an abundance of features - a flagstone floor, inglenook fireplace with wood burner and alcoves providing storage. A staircase rises to the first floor. A door leads to the kitchen with window overlooking the courtyard and terracotta tiled floor. Fitted with a range of base, wall and drawer units with 1 ½ bowl stainless steel single drainer sink unit. There is space for a freestanding fridge / freezer and plumbing for washing machine and dishwasher. A Country Chef 8 burner range provides a more than adequate cooking facility. Steps lead up to the dining room / study with tiled floor, roof light and French doors onto the courtyard.

On the first floor, the landing provides access to bedroom two, shower room and a further staircase rising to the second floor. Bedroom two is dual aspect with windows to the front and rear with deep sills which could provide seating. This room also has a built-in double wardrobe. The shower room is fitted with a twin shower cubicle, a low level wc, and wash basin set onto a wooden shelved unit. The combination boiler is housed above the wc. From here, there is access to the roof terrace through a large multi-functional window.

On the second floor the main bedroom has sloping ceilings, and dual aspect windows to the front and rear. There is still good space for furniture.

OUTSIDE

The property is entered through a pedestrian gate and across a path with a planted archway. The garden is shingled for low maintenance and ideal for pots.

To the rear is a small enclosed courtyard with storage. PLEASE NOTE; The neighbour does have a 'right to maintain' their property from this courtyard.

The roof terrace provides an ideal space for those summer evenings with space for pots and a small table and chairs.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band A.

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

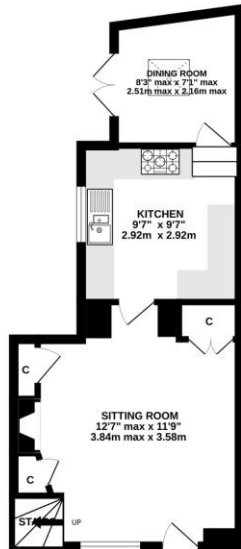
DIRECTIONS

From the Cooper and Tanner office, turn left along Commercial Road until reaching the mini roundabout. Turn right into Rectory Road. On the left hand bend turn right into The Batch. Turn left and travel downhill into Leg Square. Follow the road travelling upwards. Proceed past the Prison. The property will be found on the right hand side.





GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOWN LANE

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.
Made with Metropix ©2025

SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

