

3 Edengrove, Shepton Mallet, BA4 5LJ

COOPER
AND
TANNER



£187,500 Leasehold

A generously proportioned double bedroom maisonette arranged over two floors. This most impressive self-contained apartment in a fine Grade II Listed Georgian building is delightfully situated in a prominent position within Leg Square. The property has its own entrance, garage in a block and off-road parking.

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DESCRIPTION

Eden Grove was built in 1746, as an impressive Mill owners home and subsequently converted into unique residential apartments. There are many character features including high ceilings, sash windows, exposed floorboards and fireplace.

Upon entering the property from the side, the entrance door leads directly into the lobby where a wooden staircase gives access to the spacious kitchen / breakfast room. Fitted with an extensive range of base, drawer and wall units with wood block work surfaces which compliment the exposed floorboards. Incorporated into the units is a single drainer sink unit, gas hob, single oven, canopy and a breakfast bar. There is ample room for table and chairs. There is a walk in Utility room with plumbing for washing machine and a wall mounted gas boiler. A further door leads into an inner lobby which in turns leads into the spacious, light and airy sitting room. Two sash windows overlooks the square and floods the room with natural light. There are exposed floorboards and a staircase rising to the next floor. The landing has a roof light and is currently used as a Study area. The master bedroom also has two sash windows, affording lots of natural light and exposed floorboards as well as a recessed fireplace with inset wood burner. Also on this floor, is the bathroom which has been tastefully fitted with a freestanding roll top ball and claw bath with telephone style mixer tap shower attachment, low level wc and pedestal wash hand basin.



OUTSIDE

Accessed from the pavement directly into the property. Located behind the building, is the single garage located in a block with parking allocated directly in front.

AGENT'S NOTE

The property is Leasehold with a 999 year Lease commencing 7.7.1975. Charges to be confirmed.

ADDITIONAL INFORMATION

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

LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities to include a range of supermarkets and independent shops. The town is well placed for travelling to the centres of Wells, Bristol, Bath and Castle Cary with its mainline station to Paddington London.

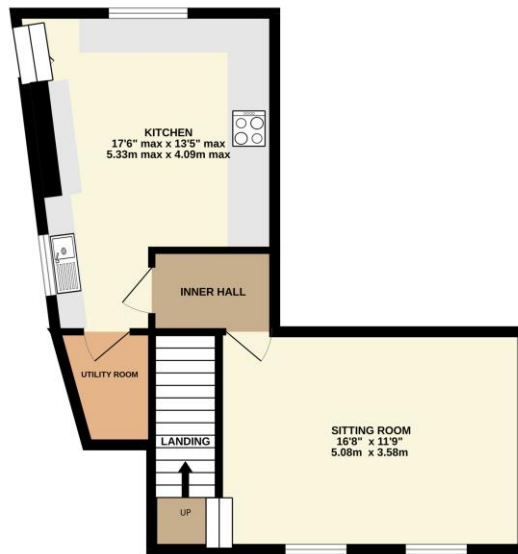
DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the mini-roundabout and turn right onto Rectory Road. Take the next turning right into The Batch and follow this road to the left, into Peter Street and down towards Leg Square. The entrance door will be seen on the left hand side just before reaching the end of the road and entering the Square.

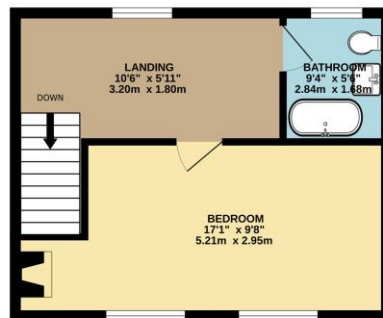




GROUND FLOOR



1ST FLOOR



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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