

856 Pylle

Pylle, BA4 6TA

COOPER
AND
TANNER



£500,000 Freehold

A semi detached property offering deceptively spacious accommodation refurbished by the current owners with a detached annexe, driveway parking, countryside views, front and rear gardens.

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 5  2  2 EPC D

£500,000 Freehold

DESCRIPTION

This deceptively spacious property has been lovingly refurbished by the current owners and is definitely one to view internally to be fully appreciated. The accommodation comprises entrance hall, a separate sitting room with wood flooring and wood burner, an impressive open plan kitchen /dining /family room which provides the ideal space for the family fitted with an extensive range of matching units including Belfast sink, wooden work surfaces, range cooker, canopy, integrated dishwasher, microwave and tiled floor. The dining / family area has French doors to rear, fitted wood burner and wooden floors. There is a rear hall and downstairs cloakroom. On the first floor there are 5 bedrooms and a well-appointed family bathroom with freestanding roll top bath, separate shower cubicle, his and hers wash hand basins set on a bespoke cabinet. The master bedroom has built in wardrobes and countryside views. Another bedroom has the enjoyment of a modern ensuite shower room. One of the main selling points of this property is the spacious detached annexe which comprises an open plan kitchen /dining /sitting room fitted with a range of units, gas hob, oven, cooker hood, wood burner on raised hearth, french doors to the rear garden, shower room and bedroom. (The electric shower, hob and oven are to be connected.) This space would be ideal for a variety of uses.

OUTSIDE

The property is enclosed at the front by a stone wall with double gates giving access to the gravelled parking and a pedestrian gate gives access to the front entrance. Double gates to the side open to the driveway which provides off road parking for several vehicles. The area of garden to the front is laid to lawn with a variety of shrubs. To the rear, there is an area of lawn with planted shrubs, apple tress, a paved terrace nestled behind the annex, a 2nd terrace is accessed from the dining area. There is an outside store with power and light. The property backs onto open fields.

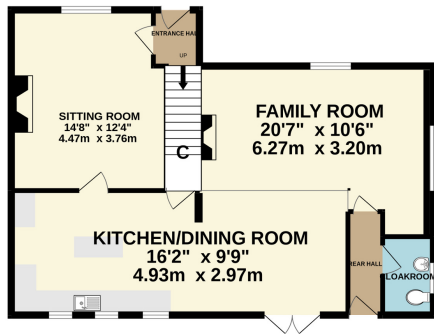
DIRECTIONS

From Shepton Mallet, head south on the A37 and proceed across the Cannards Grave roundabout towards Evercreech. At the next roundabout turn right and continue on the A37 to the village of Pylle. The property will be seen on the right hand side just a short distance past the Jon Thorner Farm Shop.

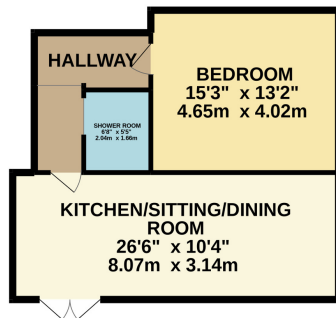
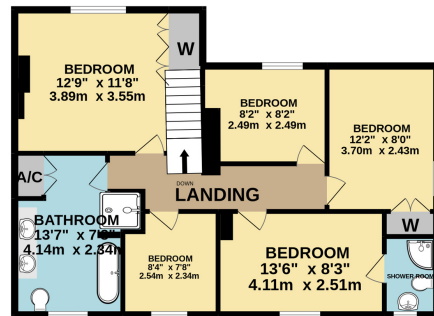




GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 2073 sq.ft. (192.6 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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32, High Street, Shepton Mallet, Somerset BA4 5AS

sheptonmallet@cooperandtanner.co.uk

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