



 4  2  1 EPC D

£489,950 Freehold

12 Martins Paddock
West Cranmore
Somerset, BA4 4QY

**COOPER
AND
TANNER**



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Description

A beautifully presented four-bedroom link-detached property set within the quiet idyllic village of West Cranmore with views over local countryside, paddocks and village church.

The property comprises nicely proportioned dual aspect sitting room with wood burning fire and views of the nearby village church, separate dining room with ample space for table and chairs and kitchen to the rear overlooking the rear garden. The kitchen benefits from large pantry cupboard, chest height oven & grill and sink with drainer. In addition, there is also a downstairs WC, handy boot room/home office and separate workshop offering lots of versatile accommodation to suit many buyer's needs. The single garage can be accessed via the workshop and benefits from power and up-over door.

The first floor is made up of four nicely sized bedrooms, two of which enjoy built in double wardrobes, and a family bathroom with wet room style shower, low level WC, wash hand basin and heated towel rail.

Outside

The extremely generous garden measuring circa 0.44 of an acre offering a vast array of options to buyers and is mainly laid to lawn with young fruit trees and offers a wonderful flexible area with mown paths as well as benefiting from a patioed area with views over the countryside, paddocks to the rear. The garden also offers fantastic future extension

opportunities. At the front is a wildflower meadow with views out over to the village church.

Location

West Cranmore is a pretty Mendip village located only three miles east of Shepton Mallet and eight miles south-west of Frome. The village itself has a popular pub, The Strode Arms, which opens for lunch and evening meals. There is a 15th Century church and local park located in the centre of the village. East Somerset Railway, a visitor's attraction with Steam railway and museum, is also located in Cranmore.

Both the City of Bristol (23 miles) and the picturesque City of Bath (18 miles), a World Heritage Site, are located within commuting distance and easily accessible. Shepton Mallet itself offers a range of local amenities and shopping facilities including a large supermarket, leisure centre, lido with fitness centre, a choice of pubs and restaurants, dentists and doctors and a Grade I Listed church. Shepton Mallet is also home to Kilver Court, a superb designer clothing outlet. As well as good state schools, both primary and secondary, there are also many highly regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

Local Information:- West Cranmore

Local Council: Mendip District Council

Council Tax Band: E

Heating: Oil fired central Heating

Services: Mains electricity, water and drainage are all connected

Tenure: Freehold



Motorway Links

- M5
- M4



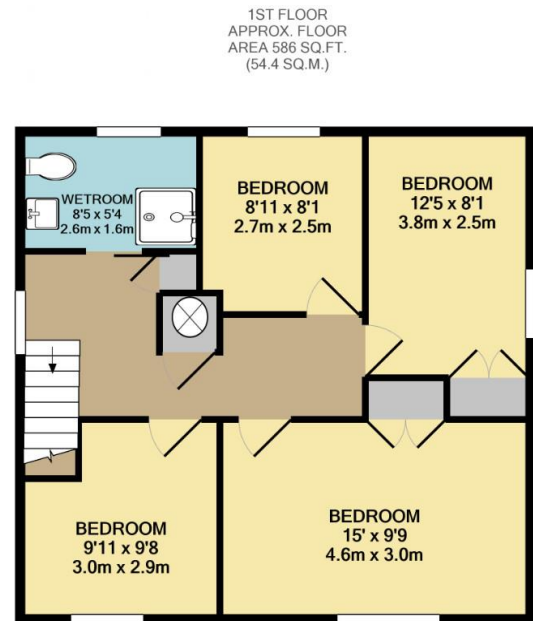
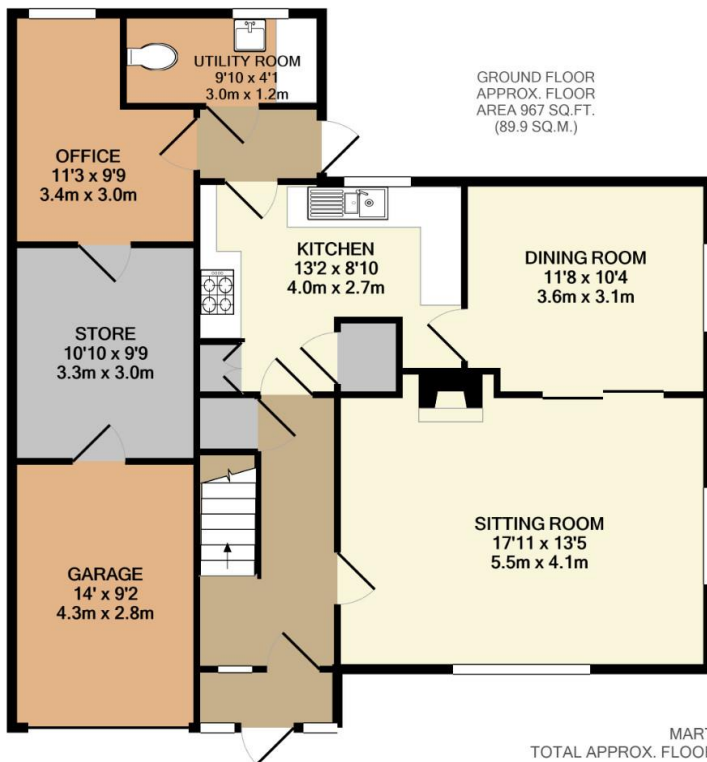
Train Links

- Castle Cary
- Bristol Temple Meads & Bath Spa
- Frome



Nearest Schools

- Shepton Mallet
(Primary and Secondary)



MARTINS PADDOCK
TOTAL APPROX. FLOOR AREA 1554 SQ.FT. (144.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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