

10 Kent, Shepton Mallet, BA4 5XQ



Offers in the Region of £300,000 Freehold

Situated in a No Through Road this Grade II Listed double fronted three storey character property offers spacious and versatile accommodation which would now benefit from cosmetic upgrading. The property enjoys a south west facing garden and gated off road parking. Internal viewing is highly recommended.

10 Kent, Shepton Mallet, BA4 5XQ

 5  1  2 EPC E

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DESCRIPTION

This 5 bedroom property has been in the same ownership for many years and would now benefit from cosmetic upgrading. There are south west facing gardens to the front and side and gated off road parking.

An entrance door leads into a small lobby with double doors into the sitting / dining room where there are flagstone floor, stone mullioned windows to the front with window seats, exposed stone wall, a large open fireplace with beam, a bread oven, and wood burner on raised hearth. A door and staircase rises to the first floor. A door and steps lead to the kitchen / dining room which has a quarry tiled floor, pine base and wall units incorporating single drainer sink unit, wooden work surfaces, gas hob, double oven and open shelving. There are beams to ceiling, space for freestanding fridge / freezer, a gas fired Aga providing cooking facilities. An original part glazed door gives access to the adjoining utility room. This useable space has plumbing for washing machine, gardener's toilet, floor mounted gas boiler and door to the front garden.

On the first floor, a door and staircase leads to the second floor. The landing gives access to three bedrooms and the family bathroom. Two of the bedrooms have stone mullioned windows with view over the garden; one also has a cast iron style fireplace. The third bedroom has roof lights and is currently used as a studio. The light and airy family bathroom has a panel enclosed bath with mixer tap shower attachment, low level wc, bidet and wash hand basin in vanity unit. There is a selection of cupboards including an airing cupboard housing the hot water tank. On the second floor, there is a spacious landing area which could be used as a study, a master bedroom with ensuite shower room and a fifth bedroom.

OUTSIDE

All the gardens are south west facing and lie to the front and side of the property; landscaped to comprise mainly lawn with borders and beds, stocked with a variety of herbaceous plants, shrubs and trees. A gate and path leads to the front entrance door, the door to the utility room, to the outside store and on into the main garden. A wooden five bar gate gives access to the off road parking. The garden adjoins the disused railway line. At the bottom of the garden is a timber summer house and a mature tree. The property is at the end of a No Through Road with limited turning space. Viewers would be wise to park on the main road and proceed on foot.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band E. There is a TPO on the tree at the bottom of the garden.

LOCATION

The historic market town of Shepton Mallet offers a range of shopping facilities and is within easy commuting distance of the centres of Wells, Bristol, Bath and Frome. For those travelling by train, Castle Cary has a mainline station with direct services to London Paddington.

DIRECTIONS

From the Cooper and Tanner office, turn right along Commercial Road until reaching the mini roundabout. Turn left and proceed towards Tesco. At the roundabout turn right into West Shepton. Follow the road around the left hand bend. Kent is the first turning on the left. However, it is wise to park on the road and proceed on foot to the property due to the lack of on road parking and the limited turning space.





Kent, Shepton Mallet, BA4

Approximate Area = 1419 sq ft / 131.8 sq m

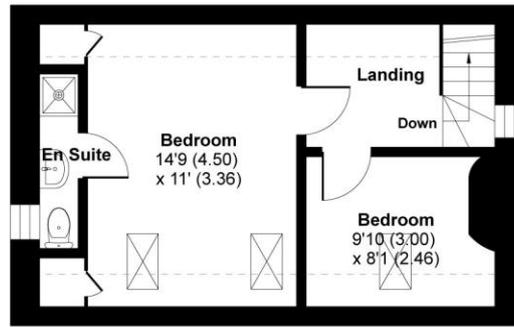
Limited Use Area(s) = 71 sq ft / 6.5 sq m

Outbuilding = 86 sq ft / 7.9 sq m

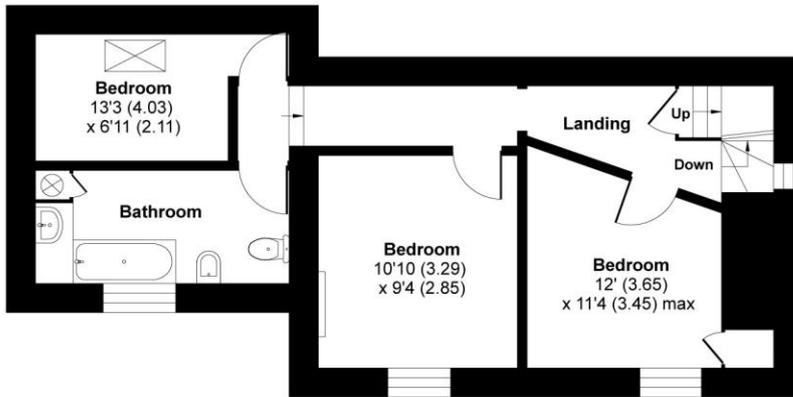
Total = 1576 sq ft / 146.2 sq m



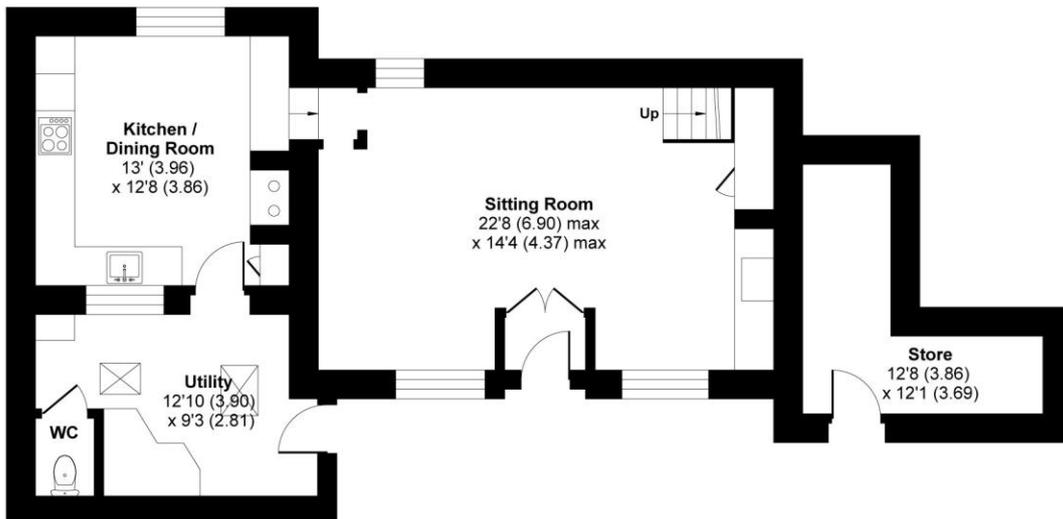
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1394303

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AND
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