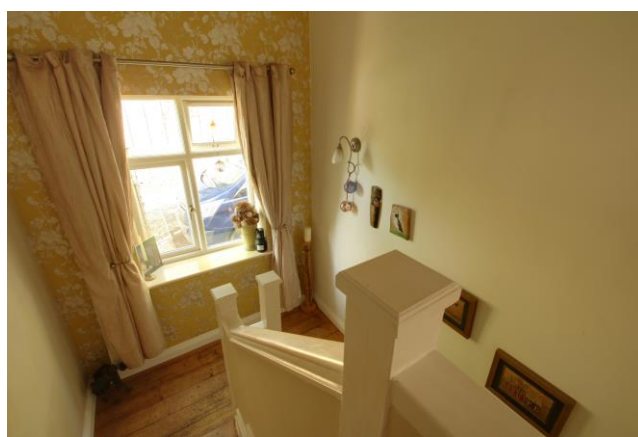


8, Carlton Court

Shepton Mallet, BA4 5JY

COOPER
AND
TANNER



£415,000 Freehold

Forming part of the former Mendip Cottage hospital this spacious three bedroom detached house set in a private corner in an elevated position in the heart of Shepton Mallet. The property offers good sized accommodation with large gardens.

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£415,000 Freehold

DESCRIPTION

The property is situated behind the former hospital building and was part of the conversion works carried out in the 1990's. The communal gardens and parking to the front are to be enjoyed by all residents. However, this property has its own parking and large garden.

Approached by a path to the front entrance door which is enclosed by wall topped with railings. You enter the property directly into the entrance lobby, where a door leads into the spacious entrance hall. A separate door gives access to the downstairs cloakroom. The entrance hall has wood effect flooring, an impressive staircase rising to the first floor, a part glazed door into the dining room and two separate part glazed doors into the large sitting room, one at either end. This light and airy room has French doors to the garden. Across the hall is a well fitted kitchen with an extensive modern range of base, drawer and wall units and work surfaces incorporating a single drainer sink unit, oven, gas hob and canopy. A door leads into the rear garden with a further door and a step into the good sized storage room which has limited head height.

The central staircase is a main feature of this property with half landing and feature window. The main landing gives access to the Master bedroom with dual aspect windows and a good sized ensuite shower room with white suite of low level wc, wash hand basin on vanity unit and a curved walk in shower. There is a second double bedroom also with dual aspect windows and a good sized third bedroom currently used as an office. The family bathroom is "L" shaped with low level wc, wall hung wash basin and "p" shaped bath with monsoon shower and diverter and screen. Accessed from the landing is a walk in airing cupboard housing the gas combi boiler.

OUTSIDE

Occupying a corner plot the large gardens are south west facing and enjoys sun throughout the day. The wrap around gardens are laid mainly to lawn with seating areas, planted with a variety of shrubs, plants and trees. Picket fencing divides the garden into different areas. There are several timber outbuildings. Part of the garden is terraced. There is parking for three vehicles and an access gate.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. There is a maintenance contribution of £150 per quarter towards the upkeep of the communal grounds. Council Tax Band E.

LOCATION

The historic market town of Shepton Mallet is located within travelling distance to the centres of Wells, Bristol, Bath, Frome and Castle Cary. There are main line stations to London Paddington at Castle Cary and Frome. The town offers a range of local amenities and shopping facilities including a large supermarket, leisure centre, lido, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church and both primary and secondary state schools.

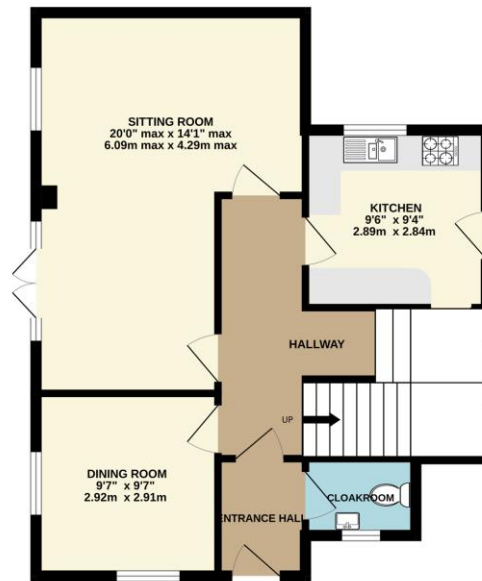
DIRECTIONS

From the Cooper and Tanner office, proceed left along Commercial Road. At the mini roundabout turn right into Rectory Road and on into Waterloo Road. As you proceed through the traffic calming system, turn right into Princes Road. Turn left into Carlton Court and continue to the side and rear of the main building where the property will be seen directly in front of you.

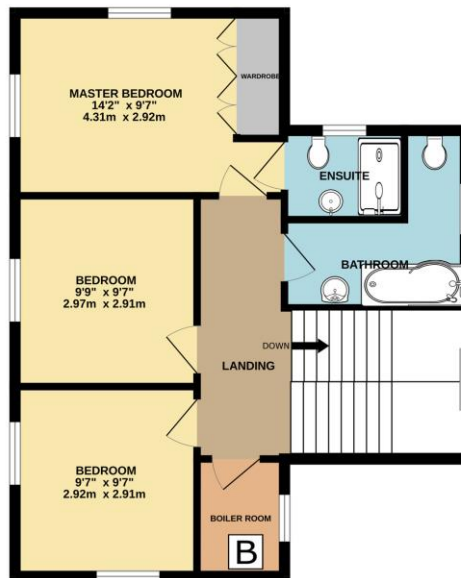




GROUND FLOOR



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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