

Lamyatt, BA4 6NH

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**£700,000 Freehold**

A well positioned four bedroom detached dormer bungalow situated on a 0.22 acre plot with orchard views to the rear.

# Lamyatt

## BA4 6NH

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## £700,000 Freehold

### DESCRIPTION

This four-bedroom detached dormer bungalow, built in 1968, is located in the village of Lamyatt and sits on a plot of approximately 0.22 acres. The property offers well-proportioned living spaces with large windows that allow for plenty of natural light throughout.

The ground floor features a spacious living room, a separate dining area and a large kitchen. Three bedrooms are also located on this level, each room able to accommodate double beds and freestanding furniture such as wardrobes/dressers. There is an en-suite bathroom attached to one of the bedrooms as well as an additional study/home office space. The property has a neutral colour palette throughout providing a blank canvas to a prospective new owner who want's to put their stamp on the home.

Upstairs, the master bedroom benefits from views over the surrounding countryside and is positioned opposite to the modern family

bathroom. The main living area has the added benefit of a functioning wood burner which helps provide additional warmth throughout the colder seasons.

Outside, the rear garden enjoys open views of a nearby orchard, which is used for grazing sheep. There is also ample space for outdoor seating and gardening. The property includes driveway parking and a garage, providing additional storage or workshop potential. The combination of indoor space and outdoor surroundings makes this an appealing home in a sought-after village location whilst remaining within a central distance of the nearby towns of Shepton Mallet, Castle Cary & Bruton.

### TENURE

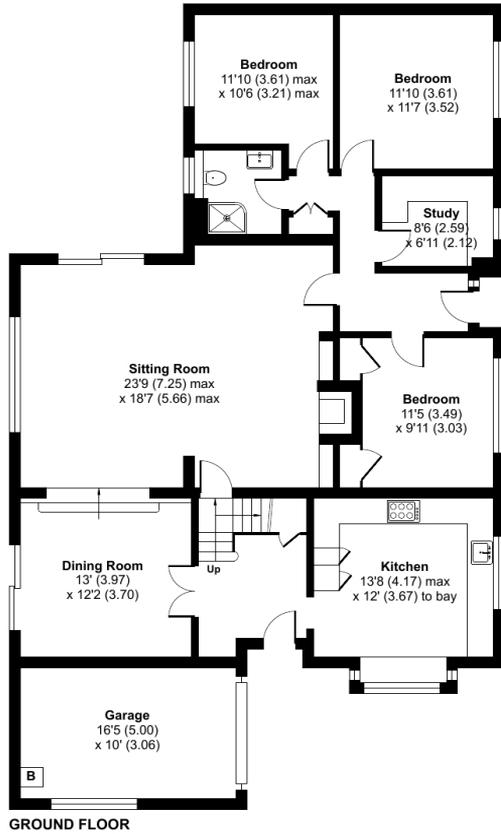
Freehold

### COUNCIL TAX BAND

E







## Orchard View, Shepton Mallet, BA4

Approximate Area = 1887 sq ft / 175.3 sq m

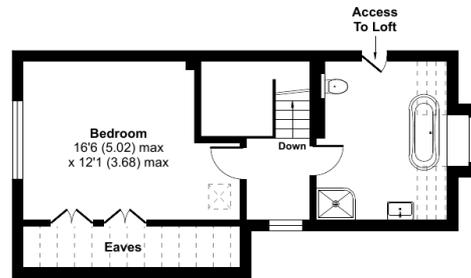
Limited Use Area(s) = 78 sq ft / 7.2 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 2130 sq ft / 197.8 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1254170

### CASTLE CARY OFFICE

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