

Stone Lane

Nr East Pennard, BA4 6RZ

COOPER
AND
TANNER



£632,000 Freehold

This charming rural cottage offers picturesque views over open countryside and features an extensively renovated kitchen/breakfast room and ground floor area. The property benefits from a south facing garden and a detached garage which incorporates a studio with separate shower room and a home office, ideal for remote working.

Stone Lane

Nr East Pennard

BA4 6RZ

 3  2  2 EPC D

£632,000 Freehold

DESCRIPTION

Many of the ground floor rooms enjoy southerly aspects and garden views. There is a versatile double bedroom / snug, a dual aspect sitting room with Woodburning stove, the family bathroom with floor to ceiling tiles and an extensively renovated and extended kitchen/breakfast room. This impressive space is at the heart of the cottage and features a contemporary suite complimented by Quartz worksurfaces and is fitted with three Velux sky lights, allowing an abundance of natural light into the room. The kitchen extends into a well-proportioned breakfast area overlooking the beautifully landscaped gardens. Steps lead to the dual aspect sitting room which evokes a cottage feel and features a recently installed multifuel burner.

There are two double bedrooms on the first floor and a separate WC with vanity unit. Both bedrooms offer extensive southerly views over the gardens and towards the adjoining countryside. The larger bedroom has the added benefit of built in wardrobes.

DETACHED GARAGE & STUDIO

The detached garage is approached via a shingled driveway providing parking for multiple vehicle's. The garage has been partially converted and incorporates a generous studio space with separate shower room, which would make an excellent self contained living space or

annex, subject to any permissions. A second room located off the studio would also make an ideal home office or further space for storage.

OUTSIDE

The property features a beautifully maintained south facing garden that adjoins open countryside on two sides, providing idyllic views and superb privacy. The garden includes extensive areas of mature flower, shrub, and herbaceous borders along with mature trees. There are various seating areas including a raised terrace with pergola, ideal for al fresco dining. There are two sheds including a potting shed and side access to the separate studio and garage.

COUNCIL TAX BAND

D

TENURE

Freehold

WHAT3WORDS

[///polite.online.bloomers](https://www.what3words.com/polite.online.bloomers)





Stone Lane, East Pennard, Shepton Mallet, BA4

Approximate Area = 1169 sq ft / 108.6 sq m

Garage = 94 sq ft / 8.7 sq m

Outbuilding = 256 sq ft / 23.7 sq m

Total = 1519 sq ft / 141 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Cooper and Tanner. REF: 1255889

GLASTONBURY OFFICE

Telephone 01458 831077

41, High Street, Glastonbury, Somerset BA6 9DS

glastonbury@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

