

Woodbine Cottage,

Gurney Slade, BA3 4TQ



£450,000 Freehold

A deceptively spacious and versatile detached three / four bedroom family home lovingly improved by the current owners, in a popular Mendip village with local amenities.

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DESCRIPTION

You enter the property through the entrance porch and inner door into reception room 2, a large versatile family room. The focal point of the room is the double sided wood burner which links through to the kitchen / breakfast room and the flagstone floors. The kitchen / breakfast room also with flagstone floors, is fitted with an extensive range of matching units incorporating Belfast style sink unit, beams to ceiling, space for freestanding range cooker and integrated dishwasher. French doors lead out to the enclosed garden. A door from here leads into the walk in pantry and on into the store room which could have a multiple of uses and has a door to the garden. Across from the dining room, a stable door leads into the sitting room with wood burner on a tiled hearth. The inner hall has staircase rising to the first floor with understairs cupboard, door to the spacious utility room with plumbing for washing machine and space for tumble drier. An ideal boot and coat room. Completing the accommodation on this level is the downstairs cloakroom and a small study / craft room (a former shower room which could be reinstated).

On the first floor, the spacious landing, with exposed beams, is currently used as an office space but could easily be converted into a 4th bedroom. There are three good sized double bedrooms, the larger two with built in cupboards. The modern family shower room comprises low level wc, wash hand bowl on tiled plinth, walk in shower with screen, heated towel rail, tiled floor and under floor heating.



OUTSIDE

There is off road parking for several cars with raised flower beds bounded by wall and railings and a mature magnolia tree. Set within a stone wall, a door leads into the formal enclosed garden which is laid to lawn with paved terrace providing an ideal al fresco dining / entertaining space. There is a timber shed and new oil tank. There are doors into the kitchen / breakfast room and store.

AGENT'S NOTE

We would like to advise prospective purchasers there is potential to create a 4th bedroom from the landing and the property benefits from a considerable amount of storage.

ADDITIONAL INFORMATION

Oil fired heating. Mains electricity, water and drainage are connected. Council Tax Band D.

LOCATION

Gurney Slade is a Mendip village with local amenities and is situated close to the centres of Shepton Mallet, Wells, Midsomer Norton and Frome, with Bath and Bristol approximately 20 miles away. Castle Cary and Frome have main line stations to London Paddington.

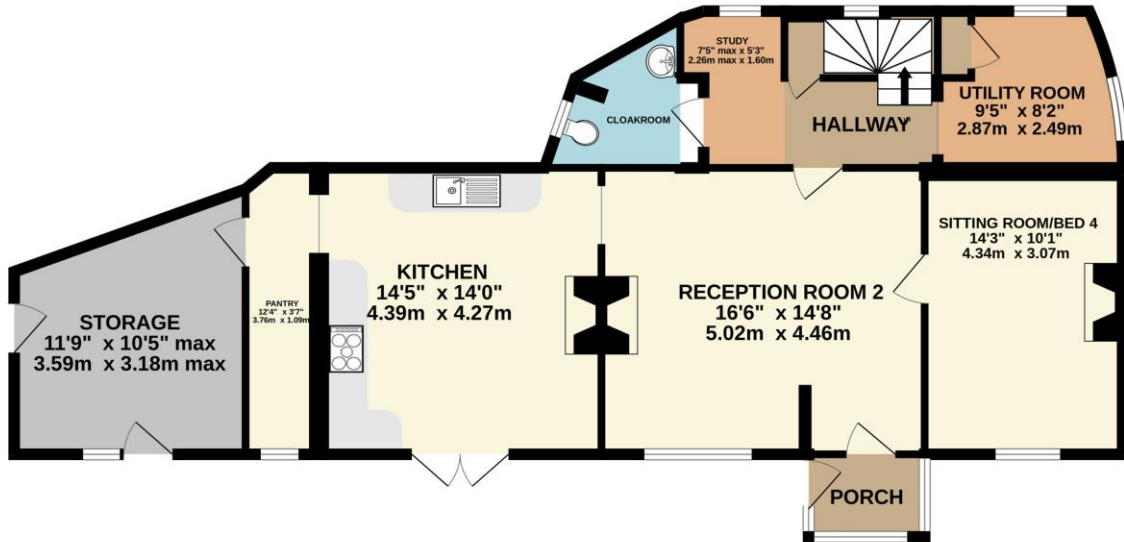
DIRECTIONS

Leave Shepton Mallet heading North on the A37. As you enter into the village, travel past the post office on the right and the property will be seen immediately past The George Inn on the left.

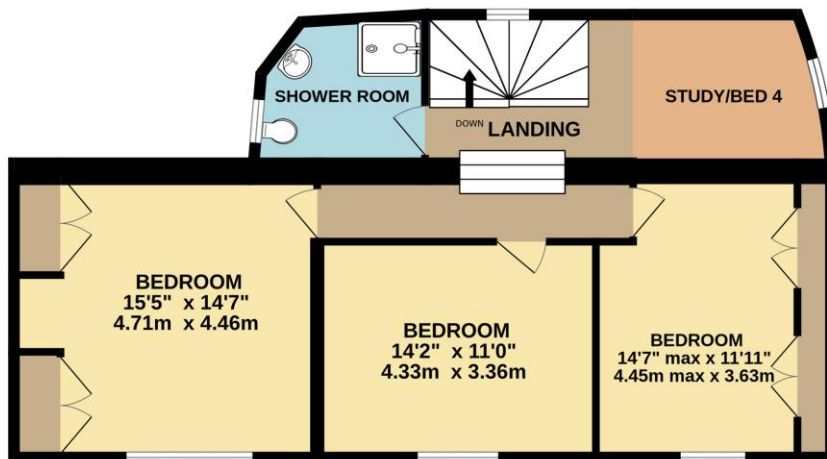




GROUND FLOOR



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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