

# Spring Terrace

Mere, BA12 6EF

COOPER  
AND  
TANNER



## £255,000 Freehold

A wonderful opportunity to purchase an exceptionally charming stone house in a tucked away riverside location, a short walk from the heart of Mere. This 19th century weaver's cottage has been vastly improved and re-configured by the present seller. Outside is a generous and established secluded garden with a detached studio / garden room. Viewing highly advised.



# Spring Terrace

Mere

BA12 6EF

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## £255,000 Freehold

### DESCRIPTION

This exceptionally charming stone cottage has been lovingly improved and re-configured by the present seller to a truly pleasing standard. The home retains a wealth of charm and character with the added benefit of under floor heating, an upgraded kitchen, shower room and boiler.

The accommodation in brief comprises an entrance porch with natural wood panel door, the lounge has windows to the front, wood flooring, fitted illuminated book shelves and a feature open fireplace with a Chesney's wood burner stove. The kitchen has a range of cream fronted wall and base units with worktops, with space for a fridge-freezer, cooker and washing machine. An exposed wooden staircase leads up to the first floor landing, with a door to the master bedroom with free standing bath, fitted cupboard, loft storage and en-suite WC.

Outside, there is a newly built detached studio / garden room with wood burner and double-glazing throughout as well as another separate wooden tool shed used for storage. The property boasts its own newly-renovated, private bridge over the Shreen Water, where kingfishers and egrets are regular visitors. The generous and secluded garden features a number of cherry trees, two apple trees, lilac, forsythia, rambling roses and a large horse chestnut. The meadow garden features a range of seasonal flowers including daffodils, bluebells, buttercups, roses, alliums, camassia, cowparsely and in winter the garden is adrift with snowdrops. Viewing highly advised.

### LOCATION

The house is in the popular town of Mere, nestled at the foot of the Mere Downs, with amazing views of nearby Castle Hill and incredible walking across the Crandon Chase Area of Natural Beauty. Mere offers an excellent range of local facilities, including shops, public houses, a brilliant doctors' surgery, museum & public library, multiple churches and popular schools within walking distance. It also has superb access to the A303, leading to Devon and Cornwall to the West and London to the East. It is ten minutes drive to Stourhead House & Gardens. Bruton, with Hauser & Wirth Gallery, MAKE, Osip and At the Chapel, is 15 minutes drive and Frome, with its monthly independent market and range of good restaurants, pubs and

galleries is a 20 minute drive. It is also ten minutes from a number of excellent gastropubs including The Grosvenor at Hindon, The White Lion in Bourton, The Bath Arms and The Bell & Crown in Zeals.

Warminster lies approximately 10 miles distant and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital, and post office. Warminster also benefits from a main line railway station to London Waterloo. Nearby local attractions include Longleat House and Safari Park, Shearwater Lake, Messum's Gallery and Salisbury Plain.

### SCHOOLS

Close to the reputable state and independent primary / secondary schools of Port Regis, Warminster School, Sexeys, Hazelgrove & Kings Bruton. The local Mere primary school is walking distance and the excellent state secondary school in Gillingham is a short bus ride away.

### TRANSPORT

Easy access to A303, ten minutes drive to the mainline station at Gillingham with hourly trains to London. Buses run regularly to Gillingham from Mere town centre. Berry's run a regular coach service to London from nearby Wincanton.

### TAX BAND

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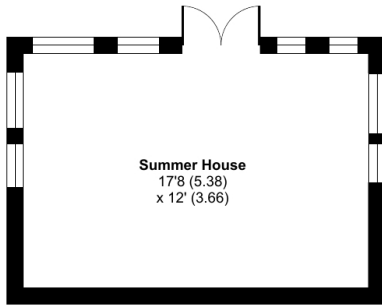
## Spring Terrace, Mere, Warminster, BA12

Approximate Area = 534 sq ft / 49.6 sq m

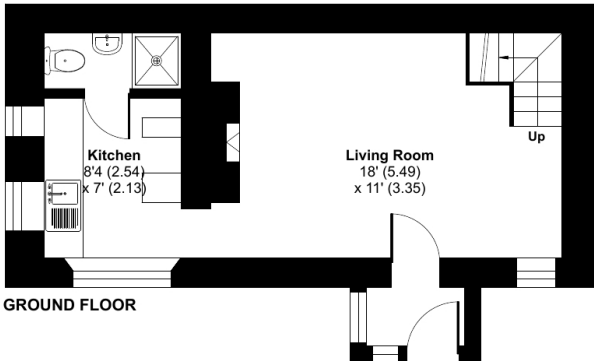
Outbuilding = 212 sq ft / 19.6 sq m

Total = 746 sq ft / 69.2 sq m

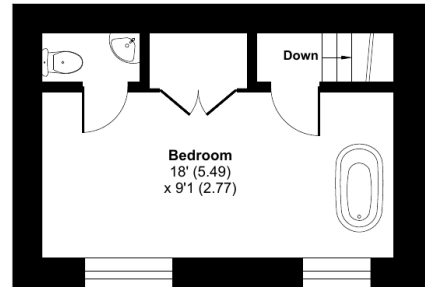
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1132295

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