

Hillview, Withybrook, Stoke St Michael, BA3 5JQ



£320,000 Freehold

Situated in a semi rural location this stone built character cottage offers good sized accommodation to include three bedrooms, first floor bathroom, kitchen / dining room, enclosed garden and gated parking.

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 3  1  1 EPC D

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DESCRIPTION

This semi detached stone built character cottage lies in a semi rural location between the popular villages of Oakhill and Stoke St Michael.

There are two external doors to the front of the property, one leads into the kitchen / dining room and the second into the sitting room. This dual aspect room has a feature fireplace with a woodburner on raised hearth, exposed stone wall, tiled floor, staircase rising to the first floor and an opening into the kitchen / dining room. This good sized room is fitted with an extensive range of bespoke wooden fronted base, drawer and wall units incorporating a black Belfast style sink, work surfaces, plumbing for dishwasher and canopy. There is space for a free standing American style fridge / freezer, range cooker, table and chairs. A door leads into the utility room which provides a useful space with a single drainer sink unit, plumbing for washing machine and space for tumble drier.

On the first floor, a landing provides you with access to the three bedrooms – two doubles and a good sized single bedroom with rooflight. The master bedroom is dual aspect and has the feature of the chimney breast.

There is a family bathroom fitted with a white suite comprising wash hand basin in vanity unit, low level wc and "P" shaped bath with shower and screen. There is an airing cupboard housing the hot water tank.

There is a hatch to the main roof space on the landing and access to the second roof space in the bathroom.

OUTSIDE

The property is entered through a wooden five bar gate into the parking / turning area, providing parking for several cars. There is a stone shed. Double wooden gates and steps lead into the garden which is fully enclosed and laid mainly to lawn, with paved seating area and an artificial grass all weather play area. There is a further stone and tile storage shed.

ADDITIONAL INFORMATION

Electric radiator heating. Mains electricity, water and drainage are connected. Council Tax Band D.

LOCATION

Situated between the villages of Oakhill and Stoke St Michael the property is within easy commuting distance of Bristol and Bath, Wells, Shepton Mallet and Frome. The nearby main line rail links are situated at Castle Cary, Frome, Bath and Bristol. Both villages have activity communities and everyday needs are catered for in the Post Office/Village stores (SSM), village shop (Oakhill), village churches, village public houses, and primary schools.

DIRECTIONS

Leave Shepton Mallet heading north on the A37. Take the 2nd turning right signposted to Bath. On entering the village and the 30 mile speed limit, take the 1st turning right to Stoke St Michael. Continue through the lanes. The property will be seen on the left hand side as indicated by the for sale board.

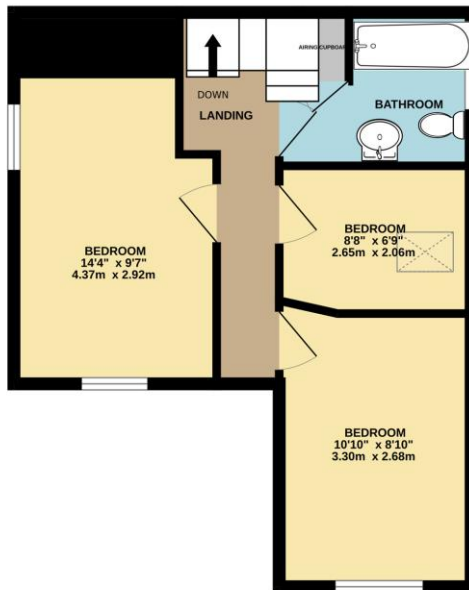




GROUND FLOOR



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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