

4 Pilton Road, North Wootton, BA4 4ET

COOPER
AND
TANNER



Offers in Excess of £300,000 Freehold

This delightful village property enjoys incredible views and has been refurbished by the current owner to create a modern home whilst retaining character features. The larger than average garden is ideal for those wanting to enjoy the "Good Life", with space for vegetable production and chickens. Viewing recommended as offered with no onward chain.

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DESCRIPTION

Set within the rural village of North Wootton, close to the centres of Wells, Glastonbury and Shepton Mallet, this property is in an elevated position and enjoys countryside views to front and rear. A view of Glastonbury Tor is visible from the sitting / dining room and the master bedroom.

The property is entered into the entrance lobby with staircase rising to the first floor and a door into the sitting / dining room. This light and airy room has an elevated view of the surrounding countryside and of Glastonbury Tor, wood flooring, picture rails, an under stairs storage cupboard, and log burner recessed into the chimney breast set on a slate hearth. There is room for sofas as well as a dining table and chairs. A door leads into the kitchen which is fitted with a modern range of white base and drawer units topped with wooden worktops incorporating a single drainer sink unit with mixer tap, space for an electric cooker, and plumbing for washing machine. A range of oak shelves adorn the walls which is complimented by the wood flooring. An outside door leads to the rear garden and a further door leads into the ground floor bathroom, which is fitted with a modern suite of low level wc, wash hand basin set on vanity unit and a double ended bath with mixer tap shower attachment, shower over and screen.

The three bedrooms can be found on the first floor. The master bedroom is located to the front and enjoys a rural aspect to nearby countryside and a view of Glastonbury Tor. The two other bedrooms, (a double and a good sized single) are located to the rear enjoys views over the garden and to the surrounding countryside.

NOTE TO PURCHASERS

This property qualifies for Sunday tickets to the Glastonbury Festival which is in the neighbouring village of Pilton.

OUTSIDE

A driveway leads off the village road to the close where parking is available. The front garden is enclosed by hedging and comprises a lawn and planted borders. A gated side pedestrian access leads into the rear garden, which is larger than expected and has been landscaped with designated zones for seating, vegetable production in the raised planters, a lawn with a separate wildlife seating area, and towards the bottom of the garden there is a chicken run and hen house. The brick built store is perfect for housing the garden tools and furniture. There is parking available outside the property as well as additional parking on the road.

ADDITIONAL INFORMATION

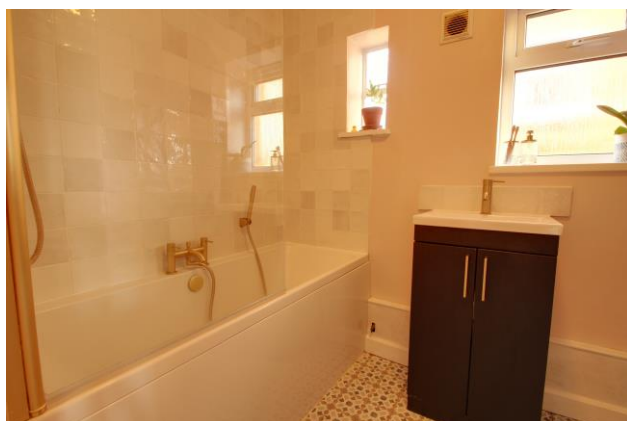
Radiator heating and hot water is provided from an air source heat pump. Mains water and electricity are connected. Private drainage serving the road. Council Tax Band B.

LOCATION

North Wootton is a rural village located within the triangle between the City of Wells, Glastonbury and Shepton Mallet. The larger centres of Bath, Bristol, are also within travelling distance. Frome and Castle Cary offer main line stations with a direct service to London Paddington.

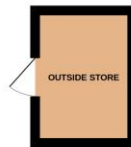
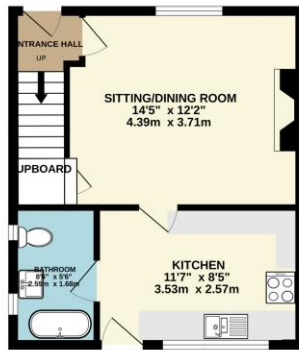
DIRECTIONS

Leave Shepton Mallet on the B3136, continuing until reaching the junction with the A361. Turn right and continue into the village of Pilton. Take the 2nd right hand turn on the sharp left hand bend signed to North Wootton. Continue through the narrow lane for just over 1 mile and as you enter the village, the property will be seen slightly elevated on the right hand side (just before the Crossways Inn). Parking is available on the road.

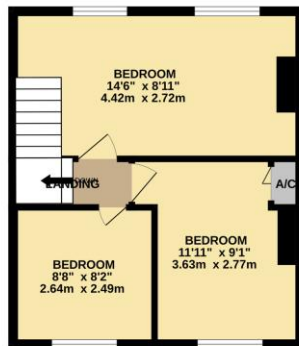




GROUND FLOOR



1ST FLOOR



FOR INFORMATION ONLY. NOT TO SCALE.

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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