



8 Great Ostry, Shepton Mallet, Somerset, BA4 5TT

£305,000 Freehold

COOPER
AND
TANNER



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Description

One of the oldest, most historic buildings in the town of Shepton Mallet: this 1800's period town house offers well-proportioned accommodation with a wealth of period features – ornate tiled floors, marble fireplaces, high ceilings, oak floorboards etc. Internal viewing of this elegant 19th century town house is highly recommended.

A panelled front door with arched-fan light leads into the spacious entrance hall which has a mosaic-tiled floor and benefits from large storage cupboard areas. The hall continues to an impressive spindled staircase leading to the first floor. The stairwell is lit by a large double-glazed panel skylight. Leading off the hall, the light and airy sitting room has a feature marble fireplace with grate and hearth, ceiling coving and a walk-in cupboard. The large window affords abundant natural light.

The kitchen is featured with a tiled floor and an original period fireplace. From the kitchen, the first of three doors lead to a utility room with a flagstone floor and plumbing for a washing machine and dishwasher; the second door to a wc. and the third being a stable door to the rear courtyard. The kitchen offers space for a free-standing range cooker and benefits from original recessed shelving. The large dining room has an impressive marble fireplace with a natural oak wooden floor.

On the first floor there are three bedrooms. The master bedroom is lit by a large triple window and benefits from a walk-in wardrobe and a marble fireplace. Off the bedroom is an ensuite, containing shower, hand basin and wc.

Bedroom two is a good-sized bedroom which is bright and overlooks the courtyard to the rear of the property. This room also contains another marble fireplace. The third bedroom has natural light from the glazed loft-hatch and etched sash window to the stairwell. Completing the accommodation is the large family bathroom fitted with a white suite comprising of bath with shower, wash hand-basin and wc. There is also a new wall-mounted gas combi-boiler and a heated towel rail.

Outside

The private Mediterranean-styled courtyard is fully enclosed with a paved seating area and an access door leading to residential permit parking. Whilst the current owners only have one space, we believe additional parking permits can be purchased









Location

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, doctors' surgeries, pharmacies, infant, junior and secondary schools. There are also many highly regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. The town is well placed for commuting to Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

Directions

From the Cooper and Tanner office, proceed on foot and cross at the traffic lights into the northern part of the High Street. Walk towards the Market Cross. Great Ostry will be seen on the left hand side before entering the pedestrianised square. Walk along towards the end of Great Ostry. The property will be seen on the left hand side.



Local Information Shepton Mallet

Local Council: Somerset County Council

Council Tax Band: D

Heating: Gas-fired heating system

Services: Mains gas, electricity, water and drainage are all connected

Tenure: Freehold



Motorway Links

- M5
- M4



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

- Shepton Mallet
(Primary and Secondary)

SHEPTON MALLET OFFICE
 telephone 01749 372200
 32 High Street, Shepton Mallet, Somerset BA4 5AS
sheptonmallet@cooperandtanner.co.uk

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TOTAL FLOOR AREA: 1432 sq.ft. (133.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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