

3 Waters Edge,

Stoke St Michael, BA3 5GA

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AND
TANNER



Offers In Excess of £400,000 Freehold

A well proportioned four bedroom village property split over three floors. The property benefits from countryside views to the rear and has a spacious basement currently used as a cinema/guest bedroom with ensuite. There is also a garage and parking.

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DESCRIPTION

A wooden door leads into an entrance hall with understairs storage, staircase rising to the first floor and doors to principal rooms including a downstairs cloakroom. The kitchen is fitted with a modern range of floor, wall and glazed units incorporating single drainer sink unit, ceramic hob, canopy, plumbing and space for dishwasher, space for American style freestanding fridge / freezer. The sitting room located to the rear has a brick feature fireplace with inset wood burner and enjoys countryside views, french doors leading out onto the decked terrace. Adjoining this room the dining room enjoys the same views and also has French doors to the decked terrace.

The first floor is made up of the guest double bedroom with ensuite shower room, two further good sized bedrooms and the family bathroom. This is fitted with a white suite of low level wc, wash hand basin and freestanding "ball and claw" bath with shower over. A door and staircase leads to the master suite located on the second floor. This good sized room has plenty of natural light, built in storage, two roof lights enjoying lovely countryside views and an ensuite shower room. This comprises a white low level wc, a white basin set on a bespoke natural wood plinth / storage unit and shower cubicle.

From the decked terrace, steps lead down to the basement which is currently used as a cinema / games room and has a separate bedroom with ensuite shower room. This could have a number of uses including a work from home space.

There is a self contained annexe above the single garage which offers an income potential subject to any relevant planning permissions. There is an open plan living / kitchen / bedroom with ensuite shower room.

OUTSIDE

The sunny West facing rear garden is of a good size and enjoys lots of natural light throughout the course of the day. The decked terrace accessed from the sitting and dining rooms leads to the self contained annexe (above the garage) and steps lead down to the large paved terrace with lots of space for garden furniture and plant life. Steps lead down to a lower terrace which could have a number of uses including bbq or vegetable production area. There is pedestrian access from the rear garden to the front of the property and to the garage and parking. The garage is currently divided into two and has double doors, power, light and personal door to garden.

ADDITIONAL INFORMATION

Gas fired central heating through the property including the basement and annexe. All mains' services are connected. Council Tax band D. The basement and annexe bathroom operate on a Saniflo style system.

LOCATION

Stoke St. Michael is within easy commuting distance of Bristol, Bath, Wells, Shepton Mallet and Frome. The village amenities include a village pub (the Knatchbull Arms), a well-stocked village shop with Post Office, pre-school & primary school. The nearby main line rail links are situated at Castle Cary, Frome, Bath and Bristol.

DIRECTIONS

Leave Shepton Mallet heading East on the A361 towards Frome. Travel through the village of Doulting and turn left at the Steam Railway crossroads. Continue through Tansey and Waterlip and on into the village of Stoke St Michael. The property will be seen on the right just past the turning for Burgess Hill.







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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SHEPTON MALLET OFFICE
 Telephone 01749 372200
 32 High Street, Somerset, BA4 5AS
Sheptonmallet@cooperandtanner.co.uk



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