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£570,000 Freehold

1 Lingham,  
Slait Hill,  
East Cranmore, BA4 4LL

**COOPER  
AND  
TANNER**



# 1 Lingham's Slait Hill East Cranmore, BA4 4LL

 5  3  3 EPC D

£570,000 Freehold

## Description

An extended five bedroom attached property providing spacious and versatile accommodation with many retained features, detached double garage, ample parking and garden. Situated in the village of East Cranmore, between Shepton Mallet and Frome, the property is available to purchase with no onward chain.

A door opens into a double glazed porch, which provides space for shoes / boots. An inner door then leads through to the "L" shaped kitchen / breakfast room which is fitted with a range of oak style units in a farmhouse style incorporating Belfast sink and granite work surfaces. There is ample space for freestanding white goods, a range cooker, table and chairs. A raised brick feature with glass top houses the former well. Double doors lead into the second sitting room. On one side steps lead up into the utility room and the downstairs cloakroom. Whilst at the other end steps lead into the inner hall with flagstone floor, staircase rising to the first floor and door to dining room. The sitting room has French doors to the garden, a feature fireplace and chimney breast with inset wood burning stove. This part of the property is ideal for entertaining.

On the first floor, the spacious landing gives access to the main rooms. The Master bedroom benefits from a glazed elevation with plantation blinds enjoying views, beams to ceiling, a walk in dressing room and an ensuite bathroom with double ended bath, separate shower cubicle, low level wc and wash hand basin inset into cabinets.

Bedroom two has beams to ceiling and an opening to the spacious ensuite shower room which is fitted with a twin shower cubicle, wash basin and low level wc inset into cabinets. There are three further double bedrooms, and a family bathroom comprising "ball and claw" freestanding bath, shower cubicle, low level wc and pedestal wash hand basin.

## Outside

A surfaced driveway leads into the property and gives access to the detached double garage and parking. Continuing past the garage there is further parking. The garden adjoins farmland and comprises a gravelled seating area, raised lawn, and decked entertaining area with summer house. There are raised flower beds around the property.

## Location

The property is situated in East Cranmore (approx. 1.5 miles from Cranmore) and within travelling distance of Shepton Mallet, Wells, Frome and Castle Cary with their main line stations to Paddington London. The Cities of Bath and Bristol are also within an easy commute.

## Directions

From Shepton Mallet, proceed out of town east on the A361 towards Frome. Continue through the villages of Doulling, Cranmore and Dean into East Cranmore. Turn left into Slait Hill and the entrance to the property is the 2<sup>nd</sup> on the right.

Local Information Shepton Mallet

**Local Council:** Somerset County Council

**Council Tax Band:** D

**Heating:** Oil fired heating

**Services:** Mains electricity and water are connected. Private drainage.

**Tenure:** Freehold



## Motorway Links

- M5
- M4



## Train Links

- Frome, Castle Cary
- Bath Spa & Bristol Temple Meads



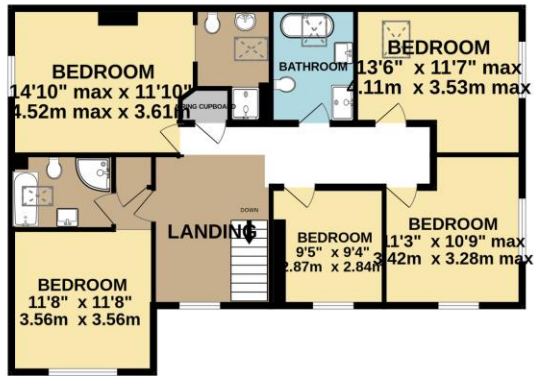
## Nearest Schools

- Doulling (Primary), Shepton Mallet (Primary and Secondary)

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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