

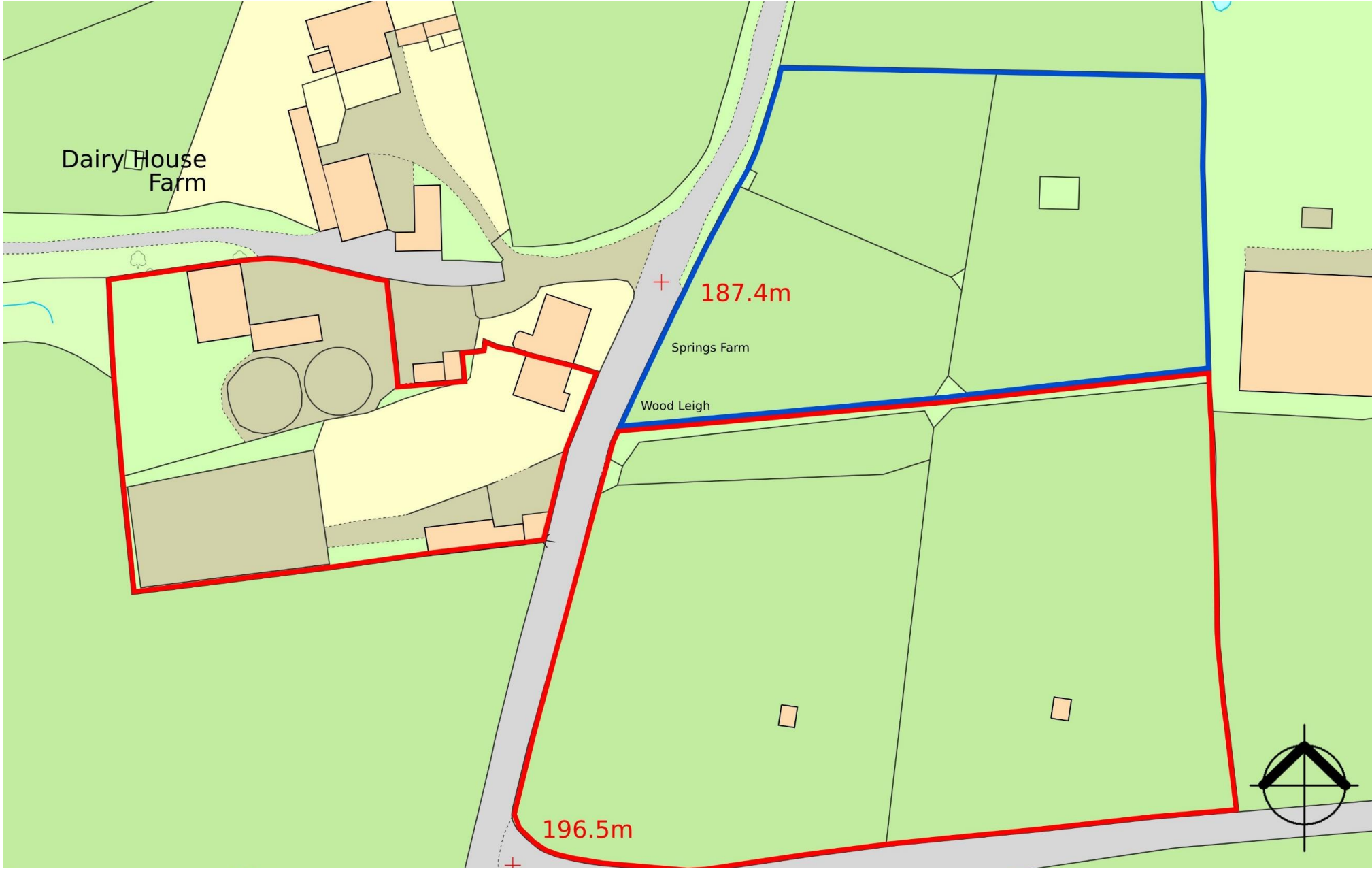


Woodleigh, Downhead,  
Nr Shepton Mallet BA4 4LQ

Offers in excess of £700,000  
Freehold

COOPER  
AND  
TANNER





# Woodleigh, Downhead, Nr Shepton Mallet, BA4 4LQ

 3  2  2  4.04 acres  8 Stables EPC D

## Description

Woodleigh is a charming semi-detached cottage in a rural position that offers extensive equestrian facilities with a set up to suit many disciplines and requirements.

All set in approximately 4.04 acres of gardens, grounds and paddocks with a further 1.64 acres of paddocks available separately from a third party.

## The House

Woodleigh offers comfortable and practical accommodation with the scope and space to extend the existing footprint if required and of course subject to gaining the necessary consents.

The front door opens into a useful utility and boot room with a door leading onto the kitchen. The kitchen is a lovely light room with a good ceiling height and exposed beams. There is a good range of cream coloured base and wall units with a built in oven and hob. Beyond the kitchen is a rear entrance hall and the family bathroom with a fitted white suite including a bath with shower over.

The sitting room is, again a pleasant light room with a painted brick fireplace and chimney breast and good sized built in cupboard. Doors lead to the second reception room and the enclosed stair case to the first floor. The second reception room is currently being used as multi-functional room and has patio doors to the rear terrace. An ideal dining room or space to work from home.

On the first floor there are three bedrooms. The master being a good sized double room with a lovely rear aspect and an en suite shower room. Bedroom two is another good sized double room with a pretty fireplace with alcoves either side being used for storage. The third bedroom is a smaller double room and is currently being used as a dressing room.

## Outside

To the side of the cottage is a hardcore parking area with space for a couple of vehicles and a pedestrian gate leading into the garden and a pair of vehicular gates into the garden.

The garden is a lovely backdrop to the cottage and is currently laid mainly to lawn, making upkeep straight forward, but equally a blank canvas for those who are green fingered. The garden does benefit from some fine mature trees including fruit trees, which give some super shady spots.

## Outbuilding

A detached traditional barn lies to one side of the garden and is currently configured to provide a garage and potting shed with a large secure store and a former stable that has been converted to house a hot tub. Subject to gaining any of the necessary consents The Barn could be converted to provide an annex, holiday accommodation or space to compliment the cottage such as a home office, gym or garden entertaining space.









# Woodleigh, Downhead, Shepton Mallet, BA4

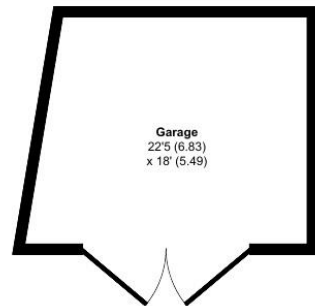
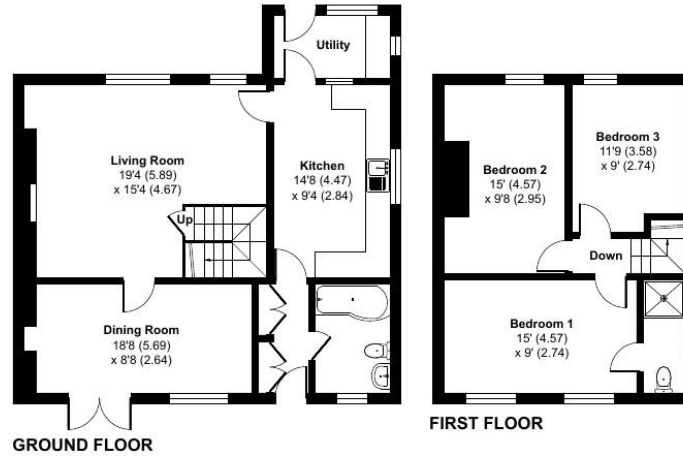
Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 377 sq ft / 35 sq m

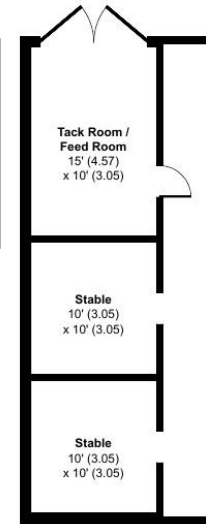
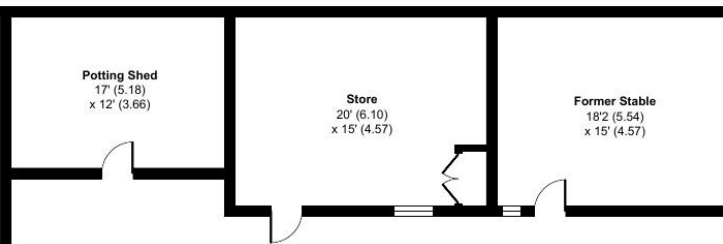
Outbuildings = 3280 sq ft / 304.7 sq m

Total = 4893 sq ft / 454.5 sq m

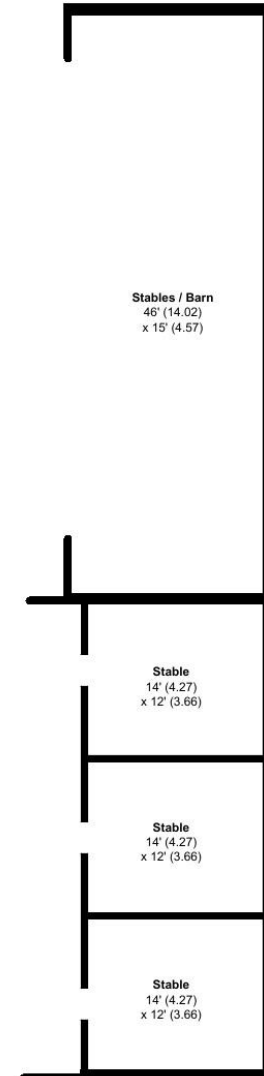
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GARAGE / OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cooper and Tanner. REF: 1024650





### The Stable Yard

The stable yard lies to the rear of the garden and are accessed on foot via the garden and benefit from a vehicular access from the lane to the north. In from the stables is a large area with ample space for parking several vehicles including horse boxes and trailers.

A light and airy American barn style stabling has been set up to provide five boxes with internal partitions (three 14' x 12' boxes and two boxes of 10' x 10'). There is also a rug, tack and feed room with full height doors to one end. A curtain pulls across one end of the barn to shelter it from the weather if needed. The layout of the barn could easily be altered to suit different needs. A second barn has been divided to provide three large semi-permanent stables that could be changed to suit or indeed would be a useful store or workshop.

Beyond the stables is a 15m lunge pen with a sand surface and to the side is a Claydon five horse walker which was installed in 2020.

Above the lunge pen is a 20m x 40m all weather school with a sand and rubber chip surface and is enclosed with wooden post and rail fencing.

### The Land

The land lies to the other side of the lane to the house and yard but is visible from the house and the gateway is directly opposite.

The land is divided into two paddocks and is enclosed by a combination of fencing and mature hedges. Each paddock has a timber field shelter. The land extends to approximately 2.92 acres and is shown as edged red on the sale plan.

A further 1.64 acres, as edged blue on the sale plan, is available from a third party at a fixed figure of £30,000. Please note that this land will not be available to purchase separately.

### Location

Woodleigh lies in a rural position in the Somerset village of Downhead, which is found between the market towns of Frome and Shepton Mallet. Locally amenities are available in the nearby villages of Leigh on Mendip, Mells and Stoke St Michael.

Woodleigh is in a super location for hacking with an excellent combination of bridleways (one running alongside the paddocks) and lanes providing a good variety of routes, as shown by the broken green lines on the location plan.

Whatever equestrian discipline you follow, there are opportunities for all close by with several local venues providing a range of both affiliated and unaffiliated competitions. In addition, there are some excellent training facilities. There is a choice of Pony Clubs and Riding Clubs in the area together with a couple of Hunts.



#### Local Information Shepton Mallet

**Local Council:** Somerset (Mendip)

**Council Tax Band:** D

**Heating:** Oil fired heating

**Services:** Mains water and electric are connected with a private drainage system

**Tenure:** Freehold



#### Equestrian Venues

- Mendip Plains EC
- King Sedgemoor EC



#### Train Links

- Westbury - London and Bristol
- Castle Cary – London and Exeter



#### Nearest Schools

- All Hallows at East Cranmore
- Leigh on Mendip primary school
- Frome and Shepton Mallet





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