



 2  1  1 EPC E

£375,000 Freehold

Barley Cottage,
918 Downhead
Shepton Mallet, Somerset, BA4 4LQ

**COOPER
AND
TANNER**



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Description

An end terrace two bedroom character cottage set in 0.18 acres in a rural location adjoining farmland with Planning Permission granted for a two storey side extension. The property also benefits from off road parking, oil heating, double glazing and a detached garage.

Entering the property from the front into the entrance lobby with flagstone floor and opening into the sitting room. This light and airy room has exposed wood flooring, a feature fireplace with woodburner, a window seat, shelved recess, wall lights, the staircase rising to first floor with understairs cupboard and door to kitchen / diner. Located at the rear of the property, the kitchen has fitted units and work surfaces incorporating single drainer sink unit, electric cooker point, cooker hood and plumbing for washing machine and dishwasher. There is space for under counter fridge, dining table and chairs.

On the first floor the landing gives access to the two bedrooms. The main bedroom has a dressing room space, whilst the rear bedroom enjoys views over farmland. Completing the accommodation is the bathroom, which is fitted with a modern white suite of low level wc, pedestal wash hand basin and panel enclosed "L" shaped bath with shower and screen.

Outside

A driveway provides parking for several vehicles, and gives access to the detached garage, rear garden and to the front door. The rear and side gardens are laid mainly to lawn with borders, and a variety of shrubs and trees. There is a paved seating area with pergola, a greenhouse and shed. The larger than average garden enjoys across the adjoining farmland.

Agents Note

Full planning permission for a two storey side extension. Planning number 2023/0943/HSE

Additional Information

The property benefits from oil fired heating. Mains water and electricity are connected. Private drainage.

Location

Downhead is a small hamlet between Frome and Shepton Mallet. The centres of Bath, Bristol, Wells, Midsomer Norton and Street are within commuting distance. Frome and Castle Cary have mainline stations to London.

Directions

Leave Shepton Mallet heading east on the A361. Travel through the villages of Doultling and Dean. Take the next turning on the left onto Slait Hill. Proceed for approximately 1 mile. The property will be seen as indicated by our For Sale board.

Local Information Shepton Mallet

Local Council: Somerset County Council

Council Tax Band: B

Heating: Oil-fired heating

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

Tenure: Freehold



Motorway Links

- M5
- M4



Train Links

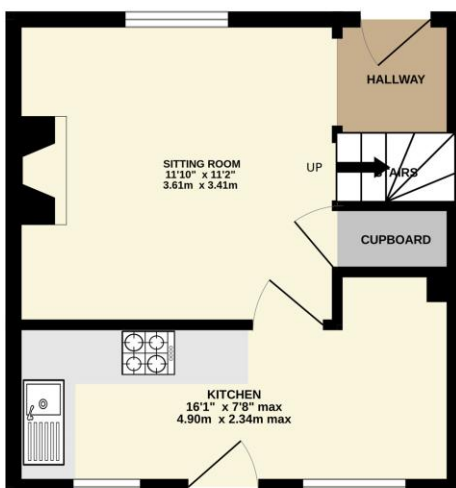
- Frome
- Bath Spa & Bristol Temple Meads



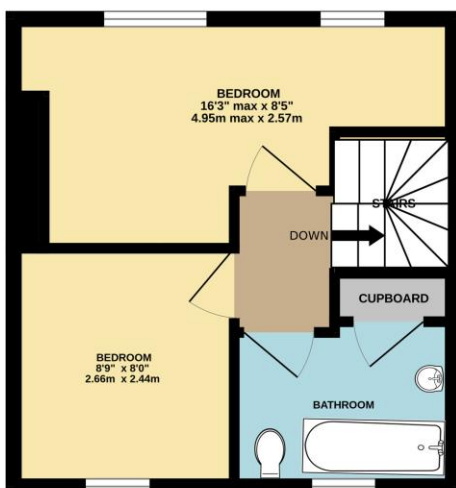
Nearest Schools

- Stoke St Michael (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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