

Orchard Lane

Shepton Mallet, BA4 6PA

COOPER
AND
TANNER



£270,000 Freehold

A delightful and charming end terrace cottage in the heart of Evercreech. With two bedrooms and an open plan kitchen/diner and sitting room as well as a well proportioned front and rear garden and driveway.

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£270,000 Freehold

ACCOMODATION

Nestled at the end of a peaceful terrace, this delightful two-bedroom cottage offers a perfect blend of character and comfort. The ground floor welcomes you with a cosy reception room, ideal for relaxing or entertaining guests especially with the presence of the Villager multi fuel stove. Toward the rear, a spacious kitchen/dining room provides ample space for cooking and family meals, with views onto the garden.

Upstairs, the first floor comprises two well-proportioned bedrooms, each filled with natural light and the master bedroom benefitting from a built in shower. There is also a modern bathroom featuring contemporary, but classic fittings. With its inviting layout and end-of-terrace privacy, this cottage is a wonderful opportunity for first-time buyers, downsizers, or anyone seeking a tranquil retreat with easy access to local amenities.

OUTSIDE

The well-proportioned front garden offers an inviting first impression, with a neat lawn bordered by mature shrubs and flowering plants that provide seasonal colour and privacy. A charming pathway leads to the front door, framed by established greenery that enhances the cottage's kerb appeal. To the rear, the garden continues the theme of generous outdoor space and thoughtful landscaping. A cobbled patio area provides the perfect spot for al fresco dining or morning coffee, while the lawn is edged with mature planting that adds texture and a sense of seclusion. At the far end, a small gazebo adds a secluded spot to relax, surrounded by shrubs and flowers in the spring and summer. A

gate opens onto a convenient off-road parking space and additional room for storage and there is a handy log store, as well as a practical garden shed for additional storage for tools and outdoor equipment.

LOCATION

Evercreech is a charming village in Somerset, offering a peaceful rural lifestyle with a strong sense of community. Surrounded by picturesque countryside, it features a mix of period homes and modern amenities including a village shop, pub, primary school, and historic church. Located near Bruton and Castle Cary, Evercreech benefits from excellent transport links, including nearby rail services to London, making it ideal for commuters and countryside lovers alike.

SERVICES

Mains gas, electric, water and drainage are connected and mains gas central heating is installed. The property is graded in council tax band B

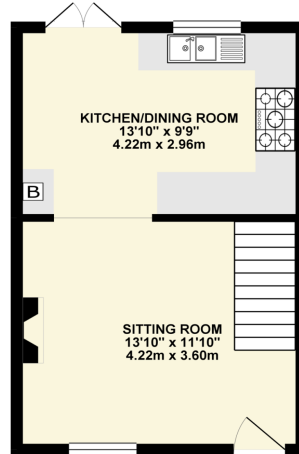
VIEWING ARRANGEMENTS

Viewings to be arranged through Cooper and Tanner Castle Cary 01963 350327

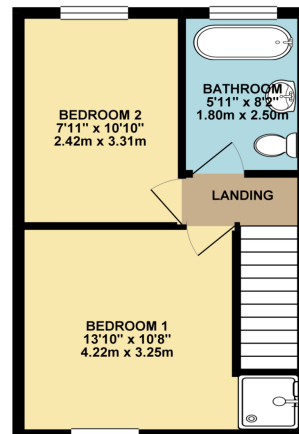




GROUND FLOOR 297.97 sq. ft.
(27.68 sq. m.)



1ST FLOOR 297.93 sq. ft.
(27.68 sq. m.)



TOTAL FLOOR AREA : 595.90 sq. ft. (55.36 sq. m.) approx.

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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Two bedroom end terrace

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