

# Swiss Cottage,

The Quarr, Shepton Mallet, BA4 5NP

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AND  
TANNER



Offers in Excess of £600,000 Freehold

Built in 1967 for members of the Showerings family, this is the first time this property has been brought to the market. Occupying an elevated position within large grounds approximately 0.61 acre, the property was built as two self contained individual apartments.

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## Offers in Excess of £600,000 Freehold

### DESCRIPTION

A communal entrance porch and entrance hall gives access to the ground floor flat being the larger of the two with a separate laundry room, inner hallway and double garage. A staircase leads to the first floor apartment which enjoys broader views towards the Church Tower and rear garden and can be accessed either directly into the sitting / dining room or into the kitchen / breakfast room.

Both apartments comprise a sitting / dining room with a large picture window to the front enjoying a view toward the Church tower. From here a central hallway gives access to all rooms. The first being the kitchen / breakfast room fitted with an extensive range of units including an island unit incorporating a breakfast bar. There are glazed units, walk in larder, separate storage cupboard, 2½ bowl stainless steel sink unit, double oven, electric hob, cooker hood and plumbing for dishwasher / washing machine. This room enjoys views over the garden.

Along the hallway is a separate cloakroom adjoining a bathroom which is fitted with panel enclosed bath with shower over and an inset wash hand basin. At the end of the hallway are two double bedrooms, both fitted with a range of wardrobes. The main bedroom to the front enjoys views to the Church, whereas the rear bedroom enjoys a view over the rear garden.

The laundry room is fitted with a sink unit, plumbing for washing machine and a wall mounted gas boiler. There is also a door directly to the rear garden. The side hall has two storage cupboards, a personal door to the attached garage and door to front.

### OUTSIDE

A sweeping driveway leads up to the property, the parking / turning area and attached double garage. The garage has power, light, roof storage space, and up and over door.

The large gardens are laid mainly to lawn, with specimen trees, shrubs, a graveled terrace provides a seating area with the higher terrace being paved, perfect for enjoying the south facing aspect and views over the town. The rear garden comprises two lawned terraces divided by a mature rockery, with the higher terrace accessed by a flight of steps. Adjoining the former "Showerings Babycham" parkland, the gardens are very private.

### ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band C for each apartment.

### LOCATION

The historic market town of Shepton Mallet is located within travelling distance to the centres of Wells, Bristol, Bath, Frome and Castle Cary. There are main line stations to London Paddington at Castle Cary and Frome. The town offers a range of local amenities and shopping facilities including a large supermarket, leisure centre, lido, a choice of pubs and restaurants, dentists and doctors, a Grade I listed church and both primary and secondary state schools.

### DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the roundabout. Turn right and take the second turning right into The Batch. Follow the road around to the left and drop down into Leg Square. Take the road on directly in front of you on the left. The property will be seen a short distance along on the left hand side.





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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