

# 42 Doultling,

Shepton Mallet, BA4 4QE



£320,000 Freehold

End terrace two double bedroom character house with many original character features and large rear garden within the Conservation area of the Mendip village of Doultling, on the outskirts of Shepton Mallet.

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## DESCRIPTION

The accommodation is presented in good order throughout and includes many original features including stone mullioned windows, beams, a Doultling stone fireplace, wooden latch doors and a wood burning stove.

The ground floor accommodation comprises an entrance porch, sitting room with stone mullioned double glazed windows, a feature fireplace with wood burning stove and hearth. Doors lead to the staircase rising to the first floor and to the inner hall. Across the hall is the bathroom fitted with a modern white suite comprising low level wc and wash hand basin inset into white cabinets and a panel enclosed bath with shower and screen. Adjoining this room is the "L" shaped kitchen, fitted with a range of matching cream coloured units with wood block work surfaces incorporating round bowl sink, plumbing and space for washing machine and dishwasher, electric cooker point and space for freestanding fridge / freezer. Leading off the kitchen is a double glazed conservatory currently used as a dining room enjoying views over the mature rear gardens.

On the first floor there are two double bedrooms; the master bedroom to the front has a small dressing area, whilst the double bedroom to the rear enjoys views over the mature gardens and to the hills beyond. Also on this floor is a cloakroom with low level wc and wash hand basin. The loft space is part boarded.



## OUTSIDE

The cottage style garden to the front is enclosed by a natural stone wall with path leading to the entrance door. There is a stone and tile store. There is a public footpath to the side of the property, where the Calor gas bottles and boiler are located as well as gated pedestrian access into the rear garden.

The rear garden is planted with an abundance of herbaceous plants, shrubs, specimen trees and bulbs. This is a gardener's paradise, with many seating areas to listen to the local bird song and enjoy the surrounding nature, or for those wanting to be more self-sufficient.

We would like to advise prospective purchasers that the adjoining property enjoys a short pedestrian right of way past the conservatory. This is little-used.

## ADDITIONAL INFORMATION

Calor gas fired central heating. Mains electricity, water and drainage are connected.

## LOCATION

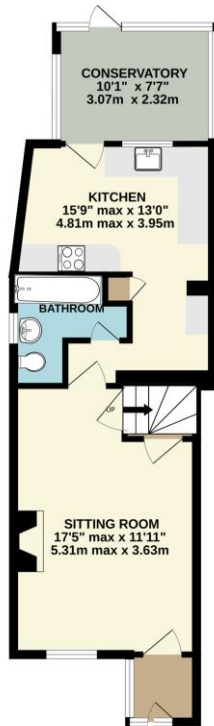
The village of Doultling has a popular primary school plus active village hall, and is located on the eastern outskirts of the market town of Shepton Mallet which offers a range of amenities, including several supermarkets, doctors' surgeries and dental practices. The centres of Frome, Midsomer Norton, Wells, Bristol and Bath are within easy travelling distance. Castle Cary and Frome have mainline stations with regular services to London Paddington.







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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