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£395,000 Freehold

Tansy Cottage  
Farrington Lane, Doultling,  
Somerset, BA4 4RG

COOPER  
AND  
TANNER



# Tansy Cottage

## Farrington Lane, Doullting

### Somerset, BA4 4FR

 4  2  1 EPC E

£395,000 Freehold

#### Description

An attractive four bedroom semi detached house offering good sized accommodation and requiring modernisation throughout. Located in a semi rural position, this attractive grey stone property benefits from two reception rooms, downstairs cloakroom, utility, kitchen/breakfast room, detached garage and a good size rear garden.

Upon entering the property from the front, there is an entrance hall with staircase to the first floor accommodation, under stairs storage second cupboard and doors into the sitting room, dining room and kitchen/breakfast room. The kitchen/breakfast room is fitted with a range of matching units and work surfaces incorporating sink unit, integrated electric oven, ceramic hob and canopy. The fake cupboard houses the original range. There is a flagstone floor, large walk in larder and ample space for dining table and chairs. The utility room has quarry tiled floor, sink unit, floor mounted oil boiler, door to the rear garden and door to the downstairs cloakroom. The sitting room and dining room have open fireplaces; the sitting room located to the front and the dining room is to the rear.

On the first floor, there are four bedrooms (three doubles and a good size single). The family bathroom includes a panelled bath with shower over and pedestal wash hand basin. Across the landing is a separate cloakroom. There is also a built in linen cupboard. The boiler is situated in the utility room.

#### Outside

The property has a small front garden enclosed by railings with path to the front door, mature wysteria and a range of ground covering plants. A driveway extends to the side of the property which provides parking for several vehicles and gives access to the detached garage and rear garden. The mature garden is predominantly laid to lawn with a range of mature shrubs, trees, and herbaceous plants. There is a concrete seating area. The stone garden shed and garage is in need of repair.

#### Note to Purchasers

The property is being offered below market price to take into account the septic tank requires replacement.

#### Location

Situated in a semi rural location between the villages of Doullting and East Cranmore, with the nearest main centre being Shepton Mallet. The centres of Wells, Frome, Midsomer Norton, Bath and Bristol are within travelling distance. Frome and Castle Cary both offer mainline stations to Paddington London.

#### Directions

Leave Shepton Mallet heading East on the on the A361. Continue through the village of Doullting. At the marked crossroad turn left into Farrington Lane. Proceed along the single track lane, past the wooded entrance on the left. The turning for Tansey Cottage is on the right hand side. Tansey Cottage is the 2<sup>nd</sup> property on the left.

Local Information Shepton Mallet

**Local Council:** Somerset District Council

**Council Tax Band:** D

**Heating:** Oil fired heating

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

**Tenure:** Freehold



#### Motorway Links

- M5
- M4



#### Train Links

- Castle Cary. Frome
- Bath Spa & Bristol Temple Meads



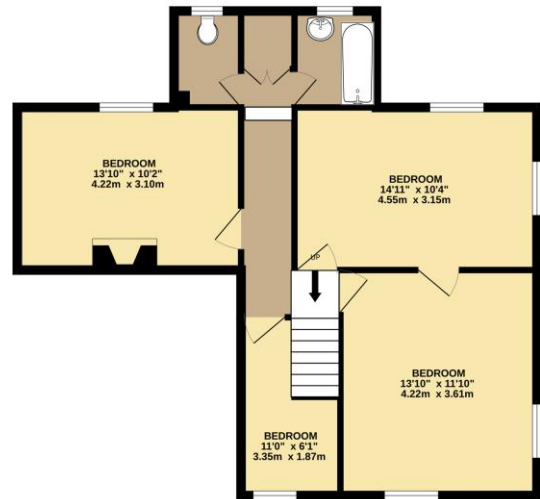
#### Nearest Schools

- Doullting (Primary),
- Shepton Mallet (Primary & 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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