



1 Lower Silk Mill, Back Lane, Darshill, Shepton Mallet, BA4 5HF £450,000 Freehold

COOPER
AND
TANNER



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£450,000 Freehold

DESCRIPTION

A beautifully presented three bedroom home, forming part of an attractive Grade II Listed silk mill conversion and offered with no onward chain. The property benefits from an array of period features throughout whilst also having light and spacious living accommodation, perfect for day to day living and entertaining guests. The house has recently been fully re-decorated and a brand new boiler fitted, making it a fantastic 'turn key' property.

The property is configured with the bedrooms on the ground floor and the living accommodation on the first floor, opening out to the private patio and gardens. The open plan kitchen / dining / family room is an exceptional room with a southerly aspect providing an abundance of natural light. The sociable kitchen comprises a range of bespoke farmhouse style wooden units topped with wooden worksurfaces, a Belfast sink, double electric oven, gas hob, fridge, space for a built-in dishwasher and ample space for a dining table to seat eight to ten people comfortably. The room has a wealth of architectural features such as exposed brickwork, wooden beams and an original fireplace providing the benefit of period elegance with the convenience

of a modern home. The kitchen opens out to the private patio and gardens, perfect for outside dining and entertaining. Also within the kitchen/dining room is ample space for a comfy seating area or a large space for a banquet table if desired. A utility cupboard provides the necessary electric and plumbing to have the washing machine tucked away. The sitting room is another wonderful space with views over the communal garden to the front of the house along with exposed brick wall, wooden flooring and a large feature alcove where textiles from the working mill would have been loaded onto carts below.

On the ground floor are three double bedrooms and the main bathroom which comprises a fully tiled bath with shower above, toilet, wash hand basin and heated towel rail. The principal bedroom is flanked by stone mullion windows looking to the courtyard and spacious handmade wardrobes. The room benefits from a fully tiled ensuite shower room with a walk-in corner shower, toilet, wash hand basin and heated towel rail. Two further double bedrooms also have fitted wardrobes, mullion windows and views to the front of the house.









OUTSIDE

The property is accessed through a beautifully presented communal courtyard garden surrounded with a wide variety of bushes and shrubs. To the side of the property is a private, peaceful garden with a low maintenance lawn and a large patio area, perfect for outside furniture. Wooden steps lead to a south facing terrace, a pleasant sun trap. The garden backs directly onto woodland, ideal for watching passing wildlife or exploring the extensive countryside walks. There are two allocated parking spaces plus separate visitors parking.

LOCATION

Darshill is a small and characterful hamlet on the edge of the historic market town of Shepton Mallet, located in the Mendip district of Somerset, five miles east of Wells, England's smallest city. Both the City of Bristol and the picturesque City of Bath, a World Heritage Site, are located just 18 miles away and easily accessible. Shepton Mallet itself offers a range of local amenities and shopping facilities including a large supermarket, leisure centre, lido with fitness centre, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church and both primary and secondary state schools - with Bowlish

Primary School just a short walk from the property. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

SERVICE CHARGE

£30 per month management fees for maintenance of communal areas

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From our office in Wells, take the A371 signposted to Shepton Mallet. Continue for approx. 4 miles, through the village of Croscombe towards Bowlish, take the first turning on the left into Lower Silk Mill (beside Back Lane) and the two allocated parking spaces can be found in front of you.

REF:WELJAT21032023



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



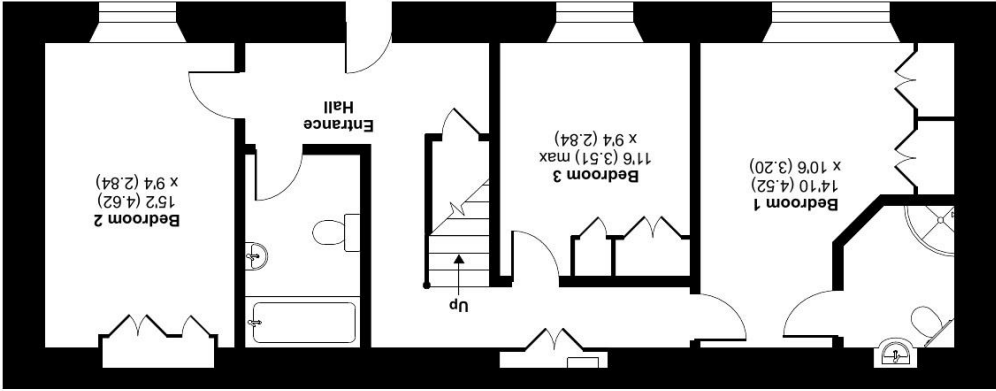
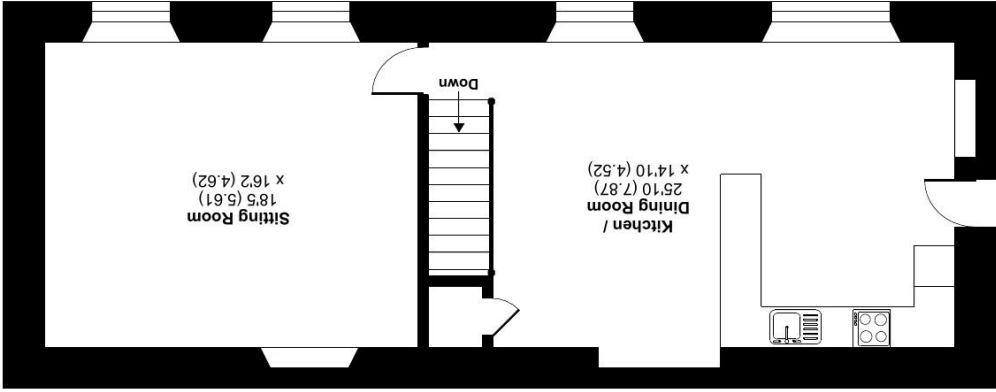
Nearest Schools

- Bowlish & Croscombe (Primary)
- Wells & Shepton Mallet (Secondary)

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Approximate Area = 1367 sq ft / 126.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Cooper and Tanner. REF: 950275

WELLS OFFICE

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