

Old Parlour Barn,

Evercreech, BA4 6DS



£620,000 Freehold

A deceptively spacious barn conversion , with many character features to include beams, ceiling timbers and wood floors, set within an enclosed private location. Internal viewing is recommended as offered with no onward chain.

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DESCRIPTION

The Old Parlour Barn offers incredibly spacious accommodation with glazed doors, from all bedrooms enjoying views into the walled garden.

You enter into a tiled entrance hall with part glazed door to kitchen/dining room and a built in utility cupboard with plumbing for washing machine, space for tumble drier and storage. The family sized kitchen/dining room is fitted with an extensive range of bespoke wooden fronted cabinets incorporating Belfast sink and quartz worktops. A matching central island unit has a second Belfast sink for vegetable preparation and a power socket. There is space for freestanding gas range cooker, plumbing for dishwasher, an American style fridge freezer and ample space for a family sized dining table and chairs. From here a door leads into the walk-in larder with tiled floor and double glazed doors into the sitting room. The focal point of the sitting room is the stone and brick fireplace and chimney breast with inset jet master fire grate on raised hearth. There are exposed beams and ceiling timbers and double glazed French doors to the garden. In the far corner a door leads into the internal hallway where the remainder of the four bedrooms and family bathroom are located. Bedroom four has a mezzanine floor. Across the other side of the kitchen, is the rear hall with built in cupboard, wood flooring, partial wood panelling and door to the garden. Another opening leads into the study / reading area and continues to the side hall which has wood flooring, beams to ceiling and gives access to the family shower room, bedroom two and to the master bedroom. The Master double bedroom has floor to ceiling fitted wooden wardrobes, beams to ceiling, full height glazed panels, door to garden and an ensuite shower room with a white suite of "his and her" wash hand basins, low-level wc and offset quadrant shower cubicle.

OUTSIDE

The property is approached through an electric gate which serves into the main driveway, from here a five bar gate leads into the private driveway for Old Parlour Barn. The surfaced driveway provides parking and turning for several vehicles. The gardens are laid to lawn with well stocked borders. A paved path leads to the front entrance door, with a second paved path and step leading to the side and rear of the property. The rear garden is fully enclosed with the garden being mainly laid to lawn with crazy paved terrace and a tiled and pillared gazebo, ideal for outside family entertainment. There is an external outhouse housing the meter.

ADDITIONAL INFORMATION

Gas fired heating. All mains electricity and water are connected.

LOCATION

Evercreech is well placed for travel to the main centres of Bath, Bristol, Frome, Shepton Mallet and Castle Cary with its main line station to London Paddington. The village offers a range of facilities to include a co-op with post office, bakery, pharmacy, doctors' surgery, a primary school, public house and a parish church.

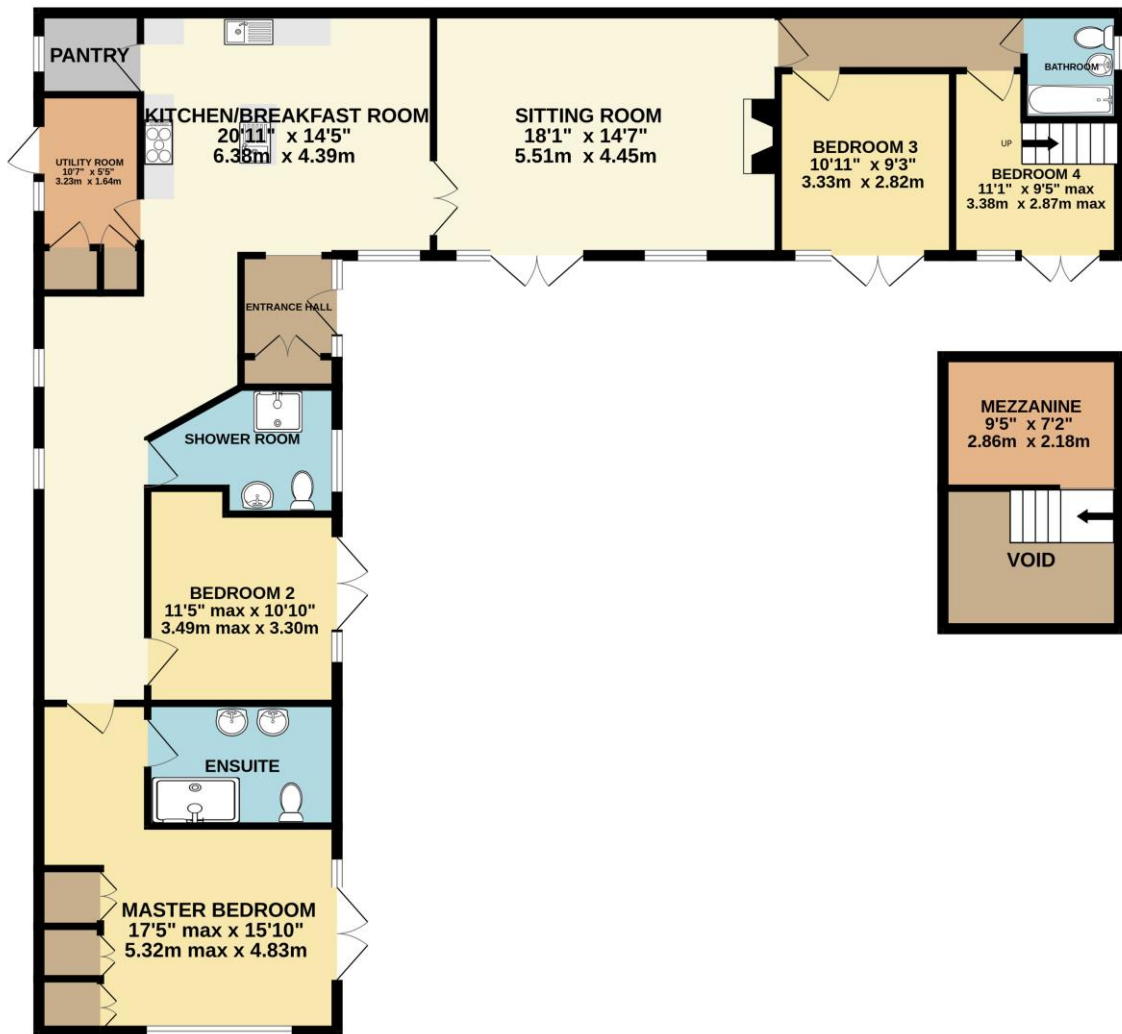
DIRECTIONS

Leave Shepton Mallet heading south on the A37. At the Cannards Grave roundabout take the first exit A371 to Castle Cary. Proceed through the village of Prestleigh, and past the Bath and West Showground. Continue and take the next left turning on the crossroad into Leighton Lane. The electric gates will be on the right hand side.





GROUND 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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