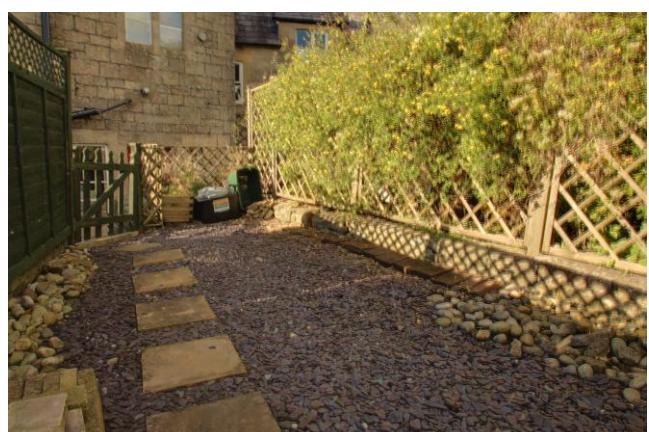


# 28 Doulting, Shepton Mallet, BA4 4QD

COOPER  
AND  
TANNER



Offers In Excess Of £200,000 Freehold

A charming Grade II Listed three bedroom terraced cottage, with accommodation presented over three floors. Available with no onward chain, this delightful character property includes a courtyard garden and an outside store.

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OIEO £200,000 Freehold

## DESCRIPTION

A particularly attractive and most intriguing three bedroom Grade II Listed cottage, situated in the heart of the Mendip village of Doulting. Built in Doulting stone (c.1901) and retaining many delightful period features, the property is offered for sale with no onward chain

Upon entering the property at the front, there is an inner porch with door opening into the sitting room with stone fireplace, raised hearth, inset wood burner, wood flooring and stone mullion windows to the front. Adjoining is the kitchen, which is fitted with a range of matching base, drawer, glazed wall units and breakfast bar with work surface incorporating two inset circular sinks with mixer tap. There is space for an freestanding electric range cooker and undercounter fridge. A stable door leads to the outside. An open staircase to the first floor accommodation.

On the first floor, there is a modern bathroom fitted with a white suite including panelled bath with mixer tap shower attachment, a separate shower cubicle, a low level wc and his and hers glass basins. There is also a feature fireplace and heated towel rail. Across the landing (which includes a built in airing cupboard) there is a spacious double bedroom with stone mullion bay window and wood flooring, a second staircase leads to the second floor, which comprises two further bedrooms; one double with exposed stone hall and inspection hatch to the roof and a good size single.

## OUTSIDE

The stable door from the kitchen leads to the communal pathway providing a right of access across the adjoining houses. Stone steps then give access to the raised courtyard garden, which provides a low maintenance garden large enough for a patio set, bbq and a few raised planters. There is a useful stone outbuilding, currently used for additional storage. Whilst there is no allocated off-road parking, on-road parking is often available in Farm Road, Church Lane or Chel Lynch Road.

## ADDITIONAL INFORMATION

Mains electricity, water and drainage are connected. Electric economy 7 skirting board heating is fitted throughout the property. Council Tax Band C.

## LOCATION

The pretty Mendip village of Doulting is steeped in history and is home to a variety of interesting and most attractive period properties, recreation field, 12th Century church and an excellent primary school (St. Aldhelm's C of E). Located within commuting distance of Shepton Mallet, Wells and Frome with a mainline station to London. The larger centres of Bristol and Bath are also within travelling distance.

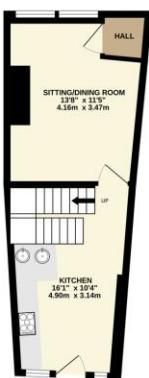
## DIRECTIONS

Leave Shepton Mallet, heading east on the A361 towards Frome. Travel past the Charlton House Hotel and continue up the hill into the village of Doulting. As you enter the village, the property can be found on the right hand side just on the junction of Farm Road nearly opposite the bus shelter.





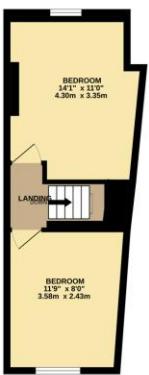
GROUND FLOOR



1ST FLOOR



2ND FLOOR



#### DOULTING

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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