

# Wayside Farm,

Evercreech, BA4 6QW

COOPER  
AND  
TANNER



**£825,000 Freehold**

An impressive and versatile detached family home presented in good order and benefitting from a large level gardens, a detached annexe / studio, large commercial workshop, parking for a multitude of vehicles and planning permission for a detached triple garage with offices over. Ideal live and work opportunity or car enthusiast.

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 5  2  2 EPC tbc

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## DESCRIPTION

The spacious and flexible accommodation is arranged over two floors and is suitable for modern day living. An entrance porch leads into the entrance hall with a tiled floor, a turning staircase rising to the first floor and a door into the open plan kitchen / dining / family room. This amazing space is the heart of the home, with a wide selection of modern units incorporating single drainer sink unit, ceramic hob, canopy, integrated dishwasher, fridge / freezer, single oven, microwave and coffee maker. There is a brick feature fireplace with a log burner stove. From here a door leads into the utility room with fitted units, plumbing for washing machine, space for tumble drier, tiled floor, door to garden and door to the downstairs cloakroom. Also accessed from the family area are doors into the double glazed conservatory and access into the sitting room. The conservatory has wood flooring, radiator and french doors to the rear garden. Located to the front the light and airy sitting room has a bay window.

On the first floor the landing splits, giving access to the master bedroom with ensuite shower room and fifth bedroom located to the rear. To the front and side of the property the second landing has a study area and gives access to the family bathroom and three further bedrooms. The bathroom is fitted with a modern suite of low level wc, wash hand basin on vanity stand and a "p" shaped panel bath with shower and screen.

There is a detached one bedroom annexe with natural wood panelled features which will require a bathroom and kitchen to be fitted by the new owners so they can personalise this areas.

## OUTSIDE

The property benefits a purpose built workshop extending to approximately 1,000sqft designed as a "lorry workshop" with roller shutter and ample turning and hardstanding. The building is well suited to those seeking to run a business from home, storage or even a hobby based workshop building. We understand that the building is not yet rated for business rates purposes. There is consent for a further garage building with office space over, allowing for potential increased accommodation. There is also a detached summer house / garden room with underfloor heating and kitchen ideal for entertaining. The garden is mainly laid to lawn with a paved terrace wrapping around the house.

## AGENT'S NOTE

We would like to advise prospective purchasers that the annexe will be sold as seen. Planning Reference 2020/2220/FUL/PP-09203006 Council Tax Band D

## ADDITIONAL INFORMATION

Oil fired heating. All mains' services are connected.

## LOCATION

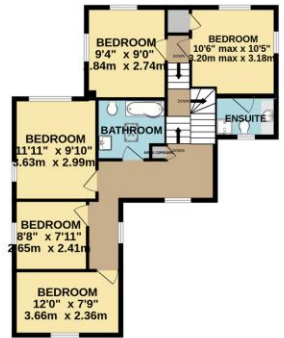
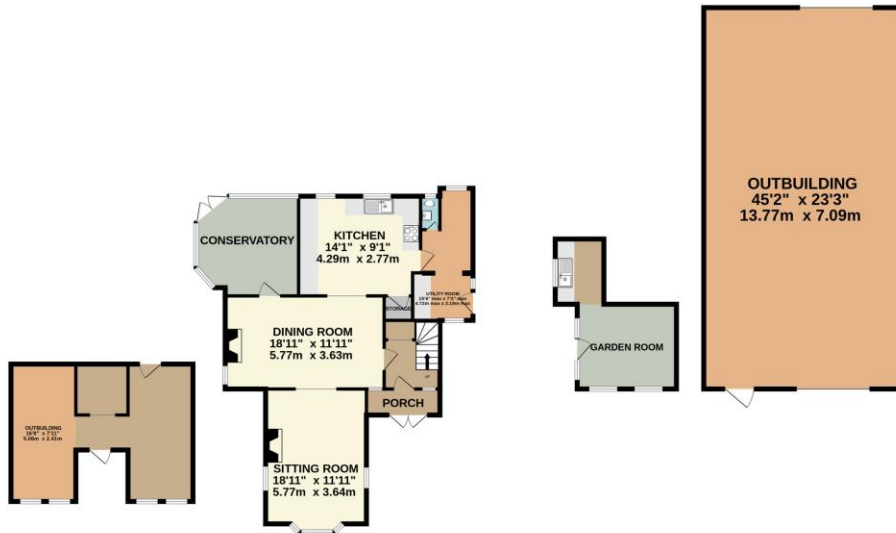
Evercreech provides many amenities such as a Co-operative store with post office, a bakery, a pharmacy, a doctors' surgery and a primary school. The centres of Shepton Mallet, Wells, Frome, Bath, Bristol and Castle Cary with its mainline station to London Paddington are within commuting distance.

## DIRECTIONS

Leave Shepton Mallet heading south on the A371. Travel through the village of Prestleigh, Continue past the Bath & West Showground. The property will be seen on the left hand side.







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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