

Travellers Rest

East Pennard, BA4 6RY

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£495,000 Freehold

An ideal opportunity to purchase a detached property with consent to create a spacious and versatile 5 bedroom property with a large garden and surfaced parking for several vehicles. Ideal purchase for those buyers looking for a project / development potential.

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DESCRIPTION

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The spacious ground floor accommodation has many character features to include fireplaces, tiled floor, beams and panelling. The new layout would comprise kitchen / breakfast room, sitting room, dining room, study, utility room, boot room, downstairs cloakroom, workshop and garage.

On the first floor the accommodation accessed by the main staircase will comprise master bedroom with ensuite bathroom, two further double bedrooms and a family bathroom. Most of the rooms will enjoy countryside views.

There will be a further two double bedrooms and bathroom accessed by a second staircase from the reception hall.

The full information and copies of the plans are available on the Mendip District Council website using the following Planning Reference 2022/0584/FUL

OUTSIDE

The garden lies mainly to the side and comprises lawn planted with a variety of trees and shrubs. The parking is located at the other end of the property providing parking for a range of vehicles.

At the rear are situated a mix of outbuildings, sheds, green house, etc.

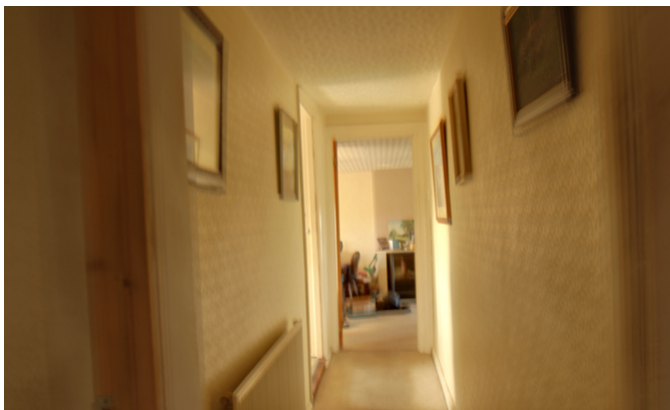
LOCATION

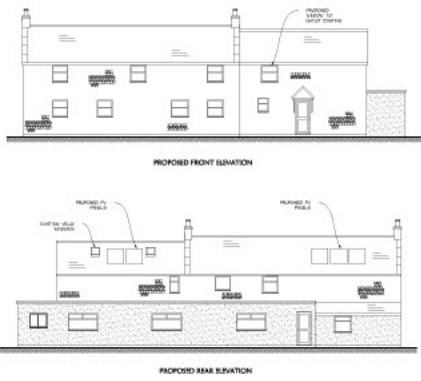
The nearby historic market towns of Shepton Mallet, Somerton and Castle Cary offering a range of independent shops, chemists, doctors and general facilities are within travelling distance. As is the newly opened Newt in Somerset and the Hauser & Wirth pioneering world-class art gallery in Bruton. Commuting to Paddington London takes approximately 90 minutes from the mainline station at Castle Cary. Bristol Airport is approximately a 40 minute drive from the property.

DIRECTIONS

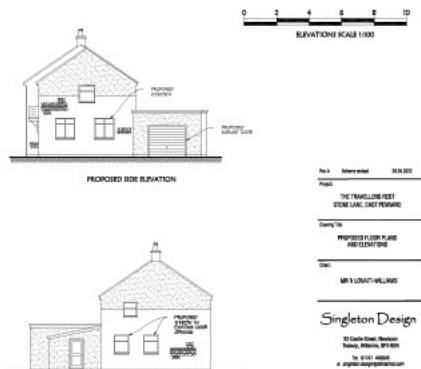
Leave Shepton Mallet heading south on the A37. Travel through the village of Pyle and Wraxall. Continue along the Travellers Rest will be seen on the left hand side just past a layby. The access to the parking is located the far end of the building.

COUNCIL TAX BAND TBC AND FREEHOLD

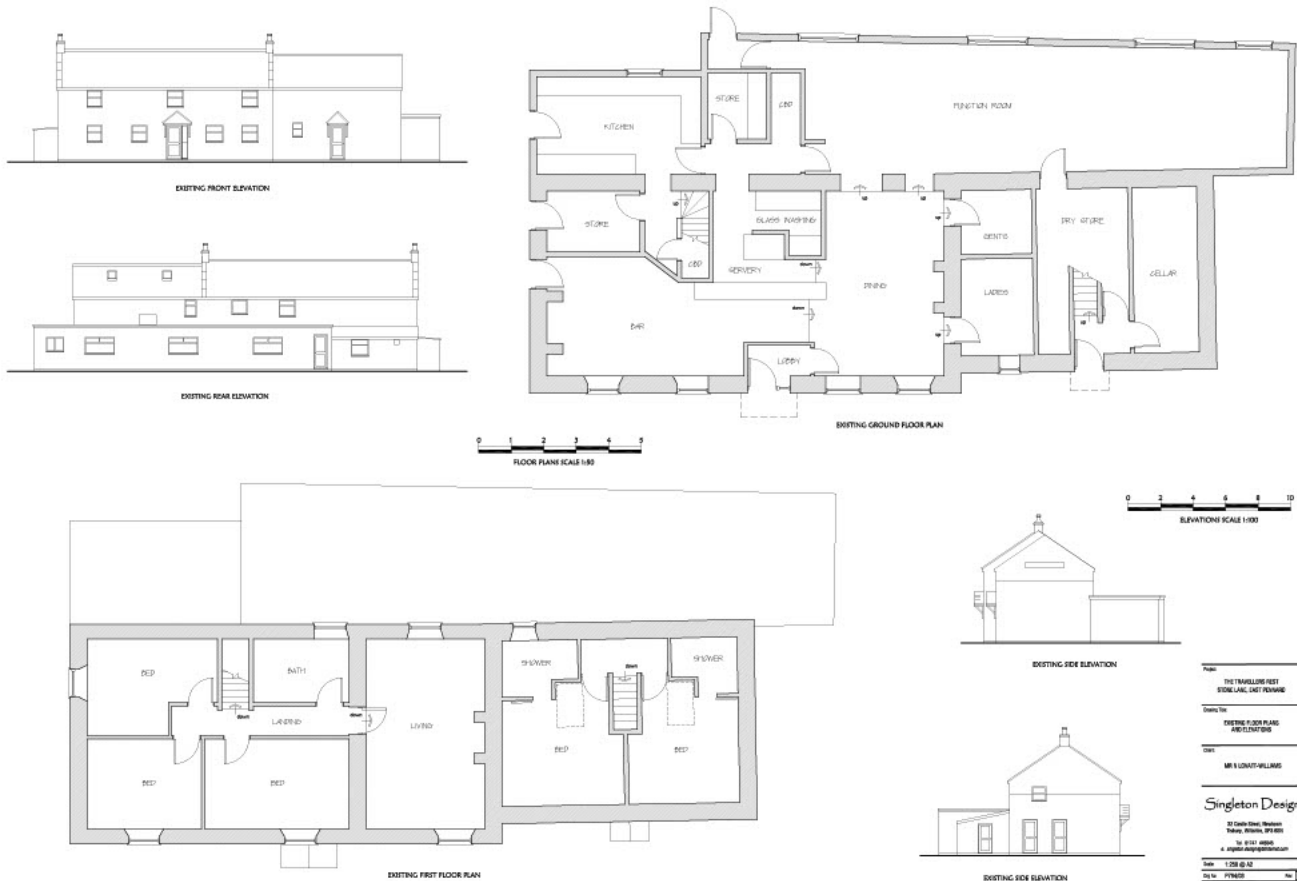




0 1 2 3 4 5
FLOOR PLANS SCALE 1:50



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 Page: 1
 THE TRAVELLER REST
 10000001
 Proposed Floor Plans
 and Elevations
 Date:
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