



Maple House, Princes Road, Shepton Mallet, BA4 5HL

Guide price £685,000
Freehold

COOPER
AND
TANNER



Maple House, Princes Road, Shepton Mallet, Somerset BA4 5HL

 5  4  4 EPC House D – Annexe - C

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Description

An outstanding and beautifully presented family home with self contained annexe set in a quiet No Through Road location. Ideal for purchasers looking for multi generation living or working from home.

Stone entrance pillars lead to the driveway parking area and double garage. An arched storm porch and front door opens into an amazing light and airy spacious entrance hall with wood effect flooring, doors to principal room and galleried landing. The large dual aspect sitting room windows to front and rear. The focal point of this room is the feature fireplace with ornately carved wooden surround and mantel, back panel and hearth with inset gas coal effect fire. Adjoining this room is the kitchen. The tiled floor compliments the wood effect extensive range of base, drawer, wall and glazed units with work surfaces incorporating stainless steel single drainer sink unit, canopy, plumbing and space for dishwasher and freestanding range cooker. Steps lead up to the garden room with double glazed French doors to garden, a tiled floor and exposed beams and timbers. Adjoining the kitchen is the spacious formal dining room. This room could be merged with the kitchen to create a family sized kitchen / breakfast / family room.

Also on the ground floor is the childrens play room, office / snug, downstairs cloakroom, door to outside,

door to annexe and personal door to the double garage which has power, light two roller doors, door to the boiler room and door to the laundry room with plumbing for washing machine, space for tumble drier.

On the first floor there are four good sized bedrooms. The master bedroom has built in wardrobes, a dressing area also with wardrobes which leads to the ensuite bathroom with "his and hers" wall hung wash basins, low level wc and panel enclosed double ended bath with shower and screen. Bedroom two a good sized double has built in double wardrobe and a walk in ensuite shower room with low level wc, pedestal wash hand basin and shower cubicle. Bedroom 3 also has built in double wardrobe.

This property needs to be viewed to appreciate the spacious and flexible accommodation.

The main house and the annex have separate EPC's and Council Tax Ratings.





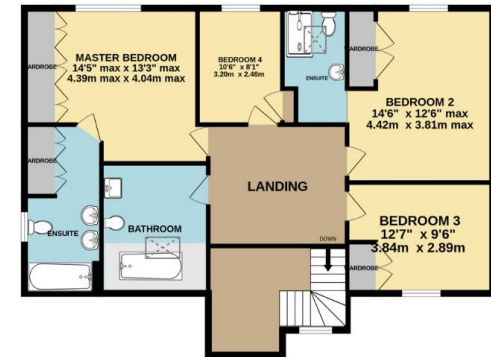
BASEMENT



GROUND FLOOR



1ST 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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The Annexe

Accessed from the side hall of the main house and offers spacious accommodation on the first floor which includes a kitchen / diner with room for table and chairs, and fitted with a range of units incorporating a single drainer sink unit, hob and oven. Located either end of the light and airy landings is the double bedroom and sitting room, one currently used as a dressing room, the other as a cinema room. There is also a bathroom fitted with a white suite of low level wc, pedestal wash basin and panel enclosed bath with mixer tap shower attachment and screen.

Outside

The surfaced driveway provides parking for ample vehicles. The front garden are enclosed by stone wall topped with railings and area laid to areas of lawn planted with specimen trees and shrubs. A path leads around the property to the remainder of the wrap around gardens. The main garden area is accessed from the garden room and is mainly terraced with lawn, stone edged flower beds and a lower level entertainment area. There is access to the Cellar located beneath the garden room.

Location

Shepton Mallet offers a range of local amenities and shopping facilities including a range of supermarkets, independent shops, doctor and dental surgeries, local schools and churches. The town is well placed for access to the centres of Bath, Bristol, Wells, Frome and Castle Cary with its main line station to London Paddington. Bristol Airport is also within an hours drive.

Directions

From the Cooper and Tanner office, proceed left along Commercial Road. At the mini roundabout turn right into Rectory Road and on into Waterloo Road. As you proceed through the traffic calming system, turn right into Princes Road just past Shepton Mallet Infants School. Proceed to the end and turn right, and immediately right into Maple House.



Local Information

Local Council: Mendip District Council

Council Tax Band: G (house) A (annexe)

Heating: Gas fired heating

Services: Mains water, gas, electricity and drainage



Motorway Links M4, M5



Train Links

- Castle Cary, Frome
- Bath, Bristol



Nearest Schools

- Shepton Mallet Infants School;
- Bowlish Infants School, St Peters & St Pauls Junior School;
- Whitstone Community School.

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