

2 Newman Street Farm Cottages, Doultong, BA4 4JZ

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TANNER



Offers in the Region of £575,000 Freehold

The first time ever brought to the open market this delightful semi detached cottage has many original features and is situated in a quiet rural location at the end of a No Through Road with surrounding countryside. There are generous sized gardens, a detached double garage, and a "paddock". Viewing is recommended as the property is offered with no onward chain.

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Doultong

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DESCRIPTION

Situated nearly at the end of a No Through Road, this property is set within a large plot, part of which comprises formal gardens, with an additional "paddock" area planted with a range of mature trees. This property has a mature wisteria growing across the front and many original features. An ideal family home offering great opportunity for those looking for a quieter way of life and space for hobbies. The property would now benefit from cosmetic upgrading.

The property is entered through a part glazed door into a centrally placed entrance hall where a staircase rises to the first floor and doors lead into the sitting room and into the kitchen / dining room. The sitting room is of a good size with the main focal points being the feature open stone fireplace with raised hearth and mantel, and views across the front lawn. From here a door leads into the study which is currently used as an additional bedroom. Across the hall, the spacious family sized kitchen/dining room is fitted with an extensive range of base, drawer, wall and glazed units incorporating a single drainer sink unit and work surfaces complimented by the tiled floor. There is a built in double oven, ceramic hob, cooker hood, plumbing and space for dishwasher and washing machine. There is also an understairs cupboard, freestanding oil fired boiler, door to the study and stable door to the rear porch and ample space for a family sized dining table and chairs. The study is a light and airy room with French doors to the outside and a second door into the sitting room. This room is currently used as an additional bedroom but could be used as a garden room, playroom, or an office for those working from home.

On the first floor the split landing gives access to the four double bedrooms, all of which are a good size. The two bedrooms in the original part of the property have original cast iron fireplaces. All bedrooms have views. The family bathroom is fitted with a white suite of panel enclosed bath, low level wc, pedestal wash hand basin as well as a separate shower cubicle.

This property would appeal to keen gardeners and families with children given the nature of the accommodation and gardens.

OUTSIDE

The surfaced driveway leads into the front of the property and sweeps around to the side and rear giving access to the double garage. There is extensive parking and turning space for a range of vehicles. The gardens to the front and rear are level and laid mainly to lawn with an assortment of mature shrubs and plants. There is a greenhouse to the rear garden. Across the lawn is the "paddock". This area is level and planted with a variety of mature trees and shrubs. An ideal space for keeping chickens, small livestock (pigmy pigs / goats) or creating a vegetable garden for self-sufficiency.

ADDITIONAL INFORMATION

The property benefits from mains water and electricity. Private drainage. Council Tax Band C.

LOCATION

Situated in a rural location close to the villages of Doultong, Stoke St Michael, Oakhill and Cranmore, with the larger centres of Shepton Mallet, Wells, Frome, Midsomer Norton, Bath and Bristol within travelling distance. Frome and Castle Cary both offer mainline stations to Paddington London. Bristol Airport is also within an hour's drive.

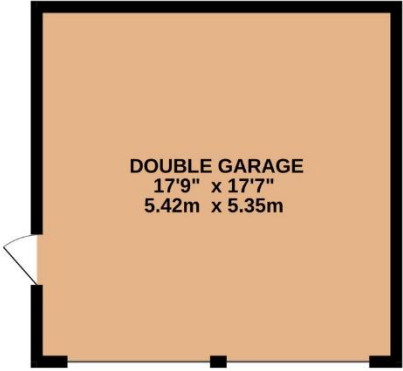
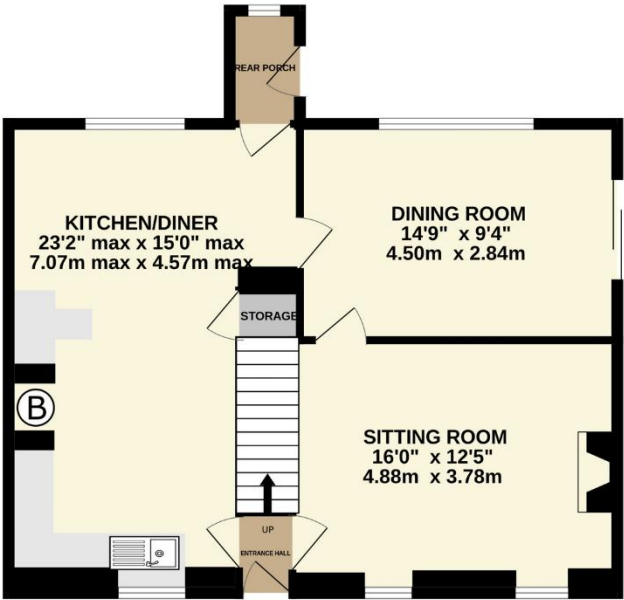
DIRECTIONS

Leave Shepton Mallet heading East on the on the A361. On entering the village of Doultong, take the 2nd turning on the left into Chelynych Road. Proceed through the 20 mile speed restrictions. On reaching The Poachers Pocket public house turn left. Proceed along the lane. Newman Street is the 1st turning on the right (grassed triangle). Proceed until nearly reaching the end. The turning into 2 Newman Street Farm Cottages is on your left hand side. The gate has a name plaque "Isis Cottage".

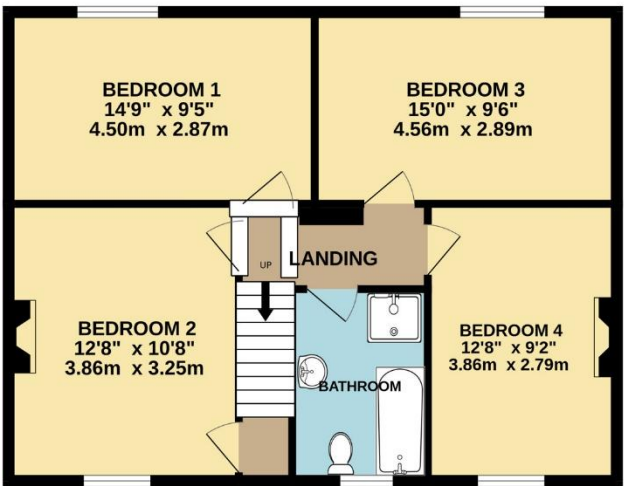




GROUND FLOOR



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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