

Pecking Mill

Shepton Mallet, BA4 6PF

COOPER
AND
TANNER



£525,000 Freehold

A charming three bedroom detached cottage which has been extended over the years to offer good size accommodation, set on the outskirts of the popular village of Evercreech. The property enjoys its mature gardens and has an adjoining paddock of approximately 3.8 acres. Viewing comes highly recommended.

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DESCRIPTION

A charming three bedroom detached period cottage, located in a semi rural location on the outskirts of this popular Mendip village, with an adjoining 3.8 acre paddock. The property retains its character and charm throughout with period features including wooden beams and feature fireplaces, double glazing, oil fired central heating, a detached single garage, driveway parking for several vehicles and mature south facing gardens to the front. In brief the accommodation comprises entrance hall, dining room with feature fireplace and inset wood burning stove, kitchen/breakfast room with a range of fitted wall and base units with space for appliances and a feature stone wall, triple aspect sitting room with feature fireplace and inset wood burning stove and stairs to the first floor. In addition there is recently re-fitted wet room. To the first floor there are three bedrooms and a family bathroom. Internal viewing comes highly recommended.

OUTSIDE

The main entrance to the property is at the side of the house with a small gate, side garden and main door. The private main garden with a five bar wooden gate leads to the driveway parking and detached single garage. A pathway from here leads to the original main entrance door, now a garden door from the dining room with lawned gardens and mature flowerbeds to either side.

There are additional lawned gardens, flowerbeds and borders to the other side of the driveway, all encompassed by walling and hedging and with a large wooden shed having power and light. In addition there is an adjoining paddock of approximately 3.8 acres which has its own separate access from the lane.

LOCATION

Pecking Mill is a small hamlet on the outskirts of Evercreech, a large Mendip village providing many amenities such as a Co-operative mini-supermarket, bakery, pharmacy, motor repair garage, doctors surgery and a well-regarded primary school. The property is situated close to Castle Cary and Shepton Mallet, with easy access from the A371. Bath and Bristol are within reasonable commuting distance to the north and the A303 is also within easy reach. The mainline railway station at Castle Cary is located 2.5 miles away and offers regular services to London Paddington in approx. 90 minutes.

COUNCIL TAX BAND

E





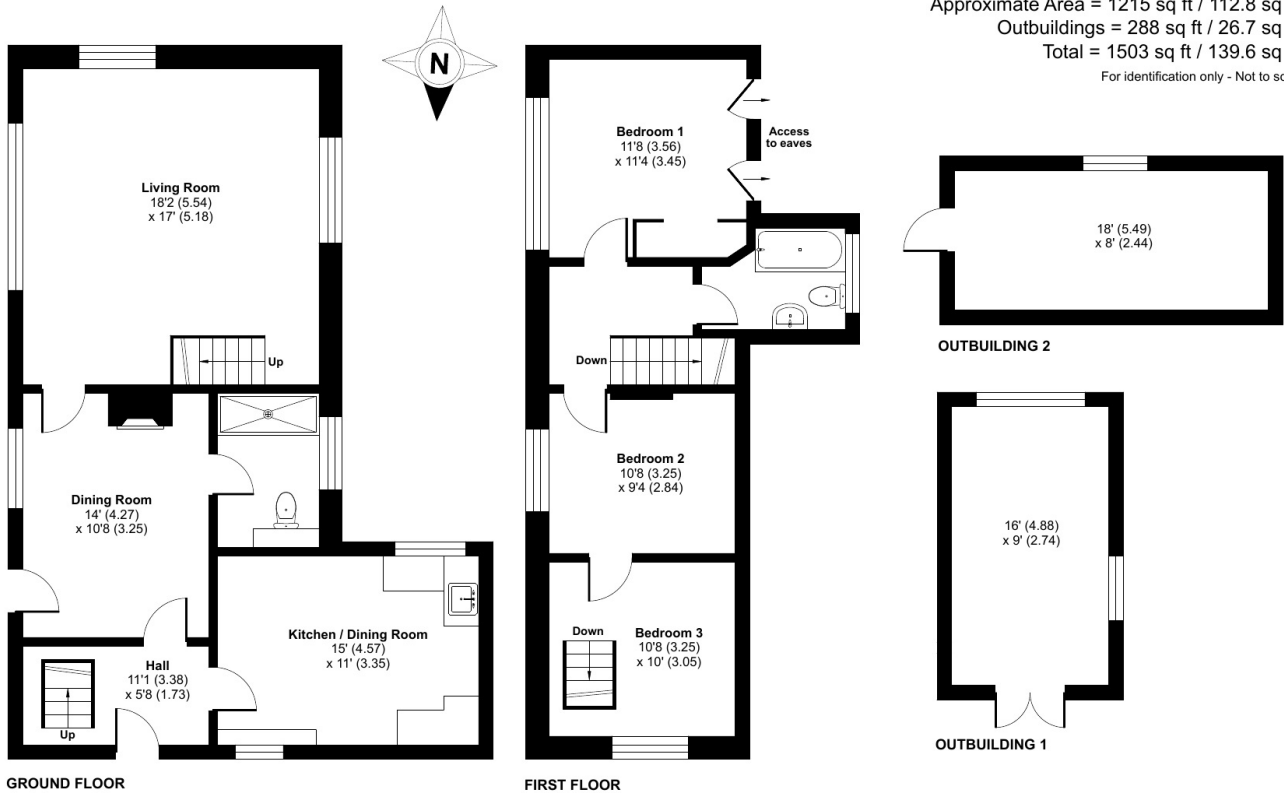
Pecking Mill, BA4

Approximate Area = 1215 sq ft / 112.8 sq m

Outbuildings = 288 sq ft / 26.7 sq m

Total = 1503 sq ft / 139.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1006041

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