

# Dean

Shepton Mallet, BA4 4RZ

COOPER  
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TANNER



**£265,000 Freehold**

A single storey barn conversion with a super rural outlook to the south and offering versatile accommodation.

# Dean Shepton Mallet BA4 4RZ

 2  1  2 EPC D

## £265,000 Freehold

### DESCRIPTION

The Stables forms part of the courtyard of traditional barns that was formerly part of Dean Street Farm, all of which have been converted to provide a lovely complex of homes arranged around a central communal garden area. The conversion was completed sympathetically with oak doors and exposed woodwork retained where possible.

The accommodation in The Stables is arranged over a single storey, although there is a step up from the entrance hall to the inner hallway, and could easily be adapted to suit different needs. The front door opens from the courtyard, which runs alongside the property, into the entrance hall. From here doors lead to the kitchen, second bedroom/reception room and cloakroom. The open plan kitchen/living space is a wonderfully light room with full height oak framed doors to one end overlooking the garden area, exposed beams and a wood burning stove. There is a range of fitted wall and base kitchen units. The second bedroom would make a great study or snug if only one bedroom was needed. Along the inner hallway is a family bathroom and a good double bedroom with an impressive ceiling height.

Outside

There is a courtyard to the front of the property which opens onto the central communal garden area. There is a further garden area to the side and space for parking a couple of vehicles.

### Services

Mains water and electricity are connected with a private drainage system. Heating is provided by a ground source heat pump.

### Council Tax band

D

### Local Authority

Somerset Council

### Tenure

Freehold





## The Stables, Dean Street Farm, Dean, Shepton Mallet, BA4

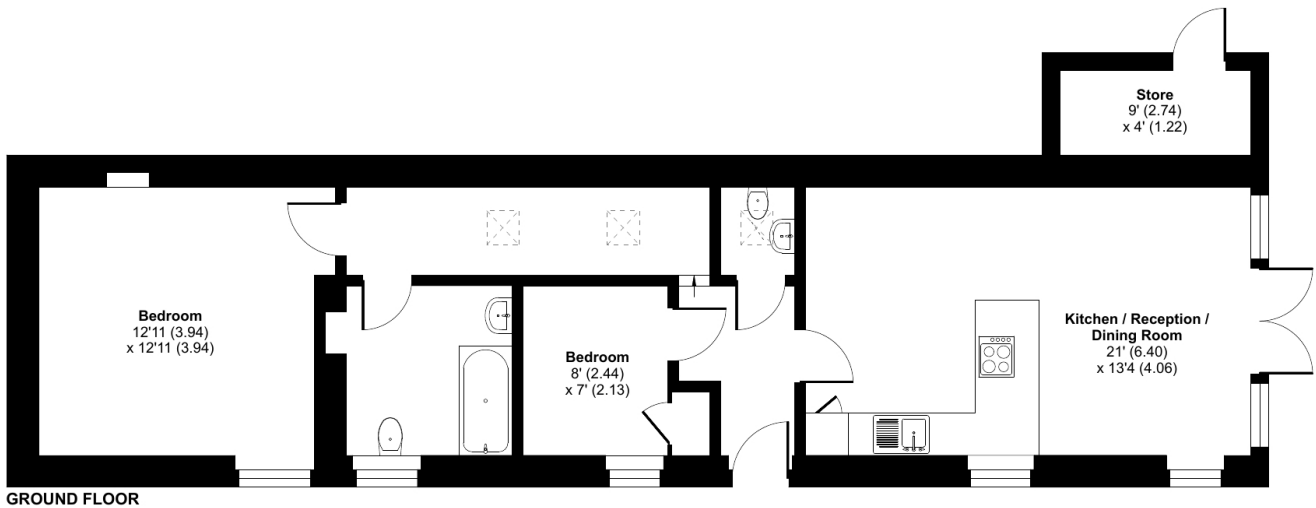


Approximate Area = 730 sq ft / 67.8 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 766 sq ft / 71.1 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 2024. Produced for Cooper and Tanner. REF: 1100537

### FROME OFFICE

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