

Barrendown Lane

Shepton Mallet, BA4 5LR

COOPER
AND
TANNER



£310,000 Freehold

Ideal purchase for those seeking a character property in a private location with a large garden. This double fronted stone property has many character features including exposed floorboards and fireplaces. Potential to extend (STPP). This tucked away location is only accessible on foot with no vehicular access. Internal viewing recommended.

Barrendown Lane Shepton Mallet BA4 5LR

 3  2  1 EPC E

£310,000 Freehold

DESCRIPTION

The entrance door leads into the sitting room, which has a feature open fireplace with hearth, mantel and surround, exposed floorboards, stairs rising to the first floor and door to the kitchen. Fitted with matching units and incorporating Belfast style sink, wooden work tops, integrated fridge, ceramic hob, oven and cooker hood. A large archway leads into the dining room with ornamental fireplace and wood floors. From the kitchen a door leads to the side hall and to the lean-to providing a separate store and utility room with plumbing for washing machine.

On the the first floor the landing has exposed floorboards and doors to all rooms. The two double bedrooms have exposed floorboards and enjoy views over the garden. One of the bedrooms has a corner cupboard. There is a further good sized bedroom currently used as a dressing room with exposed floor boards.. There is also a modern shower room with low level, wash hand basin inset into vanity unit and shower cubicle.

COUNCIL TAX BAND C

OUTSIDE

A pale blue painted wooden gate leads to the shared path running in front of the other two properties, with a private gate leading into the enclosed garden at the end. The good sized rear garden is south facing and comprises lawn, planted shrubs and various seating areas. There is an outhouse which can be accessed from the kitchen and the garden. There is no vehicular access to the property, only access via the Barrendown Lane footpath reached either from Lower Lane or Princes Road. On road parking is available in Princes Road or Leg Square.

LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a selection of supermarkets, doctors surgeries, pharmacies, infant, junior and secondary schools. The town is well placed for commuting to Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

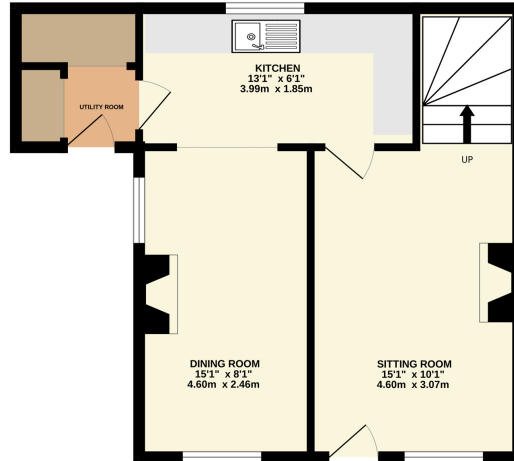
DIRECTIONS

From the office proceed along Commercial Road. At the roundabout turn right. Take the 2nd turning on the right into The Batch. Follow the road around to the right and then to the left travelling downhill into Leg Square. From here proceed on foot into Lower Lane. Follow the footpath across the cobbled bridge. Continue along the footpath until reaching the painted wooden gate on the left. Enter through and continue to the gate at the end.

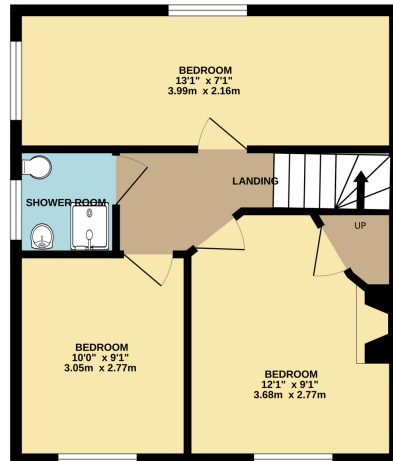




GROUND FLOOR



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.
Made with Metropix ©2023

SHEPTON MALLET OFFICE

Telephone 01749 372200

32, High Street, Shepton Mallet, Somerset BA4 5AS

sheptonmallet@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

