

Stoke Hill

Stoke St Michael, BA3 5JJ

COOPER
AND
TANNER



£305,000 Freehold

An opportunity to purchase a village property which has been in the family for many decades and offers good sized accommodation to include master bedroom with ensuite and second double bedroom with dressing room / nursery / study, as well as a large rear garden, two garages and driveway parking for several cars.

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DESCRIPTION

Approached through the porch and hall where the staircase leads to the first floor and doors lead to the sitting room and dining room. The sitting room has high ceilings and a fitted gas coal effect fire. Across the hall the light and airy dining room has a fitted gas fire with back boiler. The kitchen is fitted with a range of base, drawer and wall units incorporating single drainer sink unit, plumbing for washing machine, electric cooker point, door to shower room and door to conservatory. The shower room has been recently updated with low level wc, wash hand basin in vanity unit and corner shower cubicle. On the first floor the master bedroom has a built in cupboard and an ensuite level wc and wash hand basin. The second double bedroom has a range of fitted wardrobes, a built in cupboard, an airing cupboard and door to the dressing room / nursery /study.

The property enjoys a right of way to the front which gives access to the detached garage with up and over door, power and light. There is also an outside store (blue door). Double gates lead into the driveway which extends to the rear of the property, and continues to the second garage and rear garden. The garden is laid mainly to lawn with raised water feature, planted trees, two greenhouses and large paved terrace. There is a paved patio located outside the conservatory.

LOCATION

The property lies very close to the heart of the village and within walking distance of the Post office / village store, parish church and local village public house The Knatchbull Arms. Stoke St. Michael situated on the Mendip Hill and within commuting distance of Bristol and Bath, Wells, Frome and Shepton Mallet, with the main line rail links to London situated at Frome, Castle Cary, Bath and Bristol.

DIRECTIONS

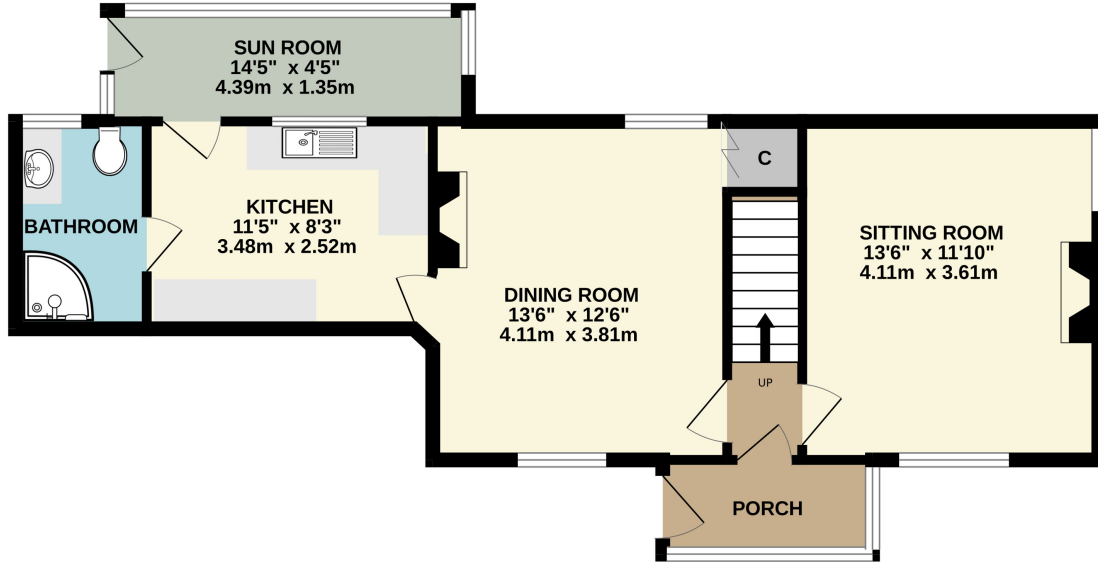
From Shepton Mallet, take the A361 towards Frome. Proceed through the village of Doultling and at the East Somerset Steam Railway crossroads, turn left. Continue through Waterlip, past the quarry and follow on into Stoke St. Michael. Proceed through to the centre of the village. Travel past the The Knatchbull Arms public house and village store on the right hand side. As the road levels out at the top of the hill the property will be seen a short distance on the left hand side.

COUNCIL TAX BAND C AND FREEHOLD

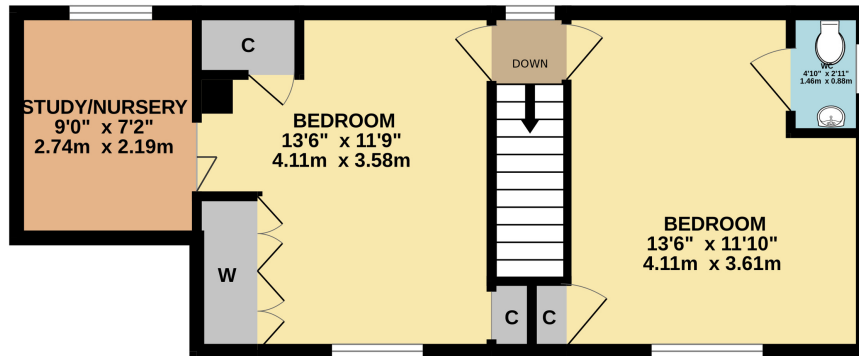




GROUND FLOOR



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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SHEPTON MALLET OFFICE

Telephone 01749 372200

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

sheptonmallet@cooperandtanner.co.uk

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