

Chapel Cottage,

North Wootton, BA4 4EP

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Offers in the region of £445,000 Freehold

An attractive double fronted former chapel converted to provide well-proportioned two double bedroom property situated in a rural village yet within easy commuting distance of the City of Wells, Shepton Mallet and Glastonbury.

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DESCRIPTION

Set within the rural village of North Wootton, this unique property, once a chapel, has been converted to provide a characterful home situated side on to the road.

A tile hung storm porch and double glazed / white entrance door lead into the entrance hall with staircase rising to the first floor and doors leading to the sitting and dining rooms. The spacious dining room is semi open place with the kitchen and has double glazed window to the front, wood effect flooring and part glazed door to the inner hall. There is ample room for a dining table and chairs, sofa and sideboard. The kitchen is fitted with a range of base, drawer and wall units incorporating a Belfast style sink and wood block work surfaces, integrated double oven, induction hob, space for freestanding fridge /freezer, plumbing for washing machine and dishwasher. From the inner hall a 2nd door leads into the sitting room, and a door into the downstairs shower room which is fitted with a white suite of corner shower cubicle, low level wc and pedestal wash basin, ceramic tiling and tiled floor. The sitting room is light and airy with dual aspect windows, recessed wood burner in chimney breast on a raised hearth.

On the first floor, the split landing provides you with access to the two double bedrooms enjoying dual aspect, both with wardrobes and storage cupboards. The master bedroom has the original stone Gothic arched window with inset decorative coloured panel.

Completing the accommodation on the first floor is a shower room comprising a white suite of low level wc, pedestal wash hand basin and walk in low forma shower.

OUTSIDE

A driveway provides off road parking for several vehicles, and gives access to the entrance and extends to the single garage which has been divided to provide a store to the front and an office to the rear.

The mature gardens are landscaped to provide paved seatings areas, a lawn with stepping stones to the garage and the bottom of the garden. There is an abundance of colour with the well stocked borders with herbaceous plants, shrubs and trees. There is a personal door to the office.

ADDITIONAL INFORMATION

Electric heating. Mains water and electricity are connected. Council Tax Band D.

LOCATION

North Wootton is a rural village located within the triangle between the City of Wells, Glastonbury and Shepton Mallet. The larger centres of Bath, Bristol, are also within travelling distance. Frome and Castle Cary offer main line stations with a direct service to London Paddington.

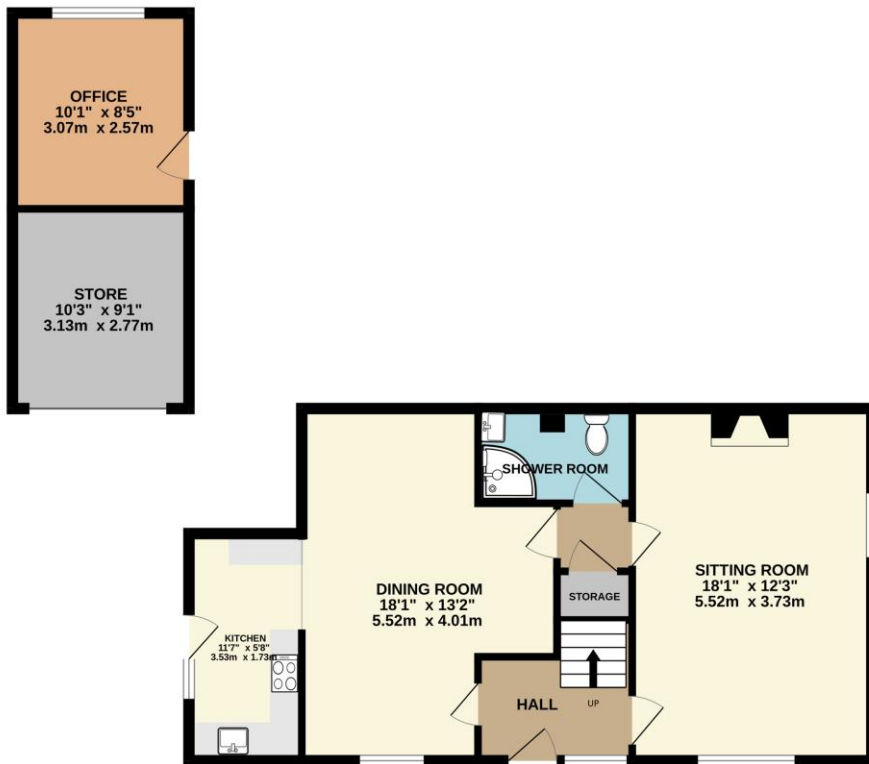
DIRECTIONS

Leave Shepton Mallet heading south west through West Shepton on the B3136, continuing until reaching the junction with the A361. Turn right and continue into the village of Pilton. Take the 2nd right had turn on the sharp left hand bend signed to North Wootton. Continue through the narrow lane for just over 1 mile and enter the village of North Wootton. Proceed past The Crossways hotel. Chapel Cottage is situated on the left hand side almost adjacent to the turning for the High Street.

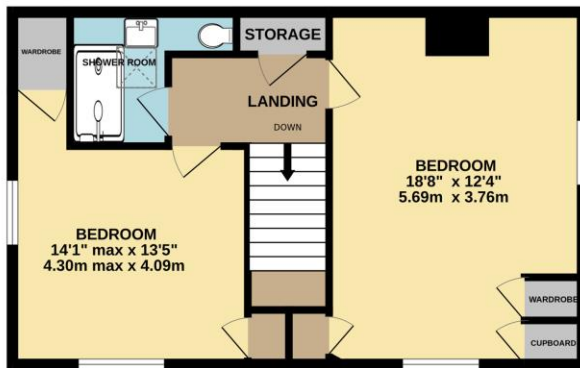




GROUND FLOOR



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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