

# Stoke Hill

Stoke St Michael, Radstock, BA3 5JJ

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## £395,000 Freehold

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BA3 5JJ  3  2  2 EPC N/A

## £395,000 Freehold

### DESCRIPTION

A charming Grade II Listed end of terrace character cottage, located within the sought after Mendip village of Stoke St Michael. The property enjoys three bedrooms with a superb outhouse/home office and a paved courtyard garden. Retaining its period charm throughout, Saddler House is a stone property offering light and airy accommodation which is arranged over two floors. In brief the accommodation comprises a 24ft sitting room with feature fireplace and door leading out on to the courtyard. There are stairs rising from the sitting room to the first floor and there are also doors leading to the dining room and kitchen. The kitchen is located to the rear of the property and has a range of fitted wall and base units with some integrated appliance and a door to the courtyard. To the first floor there is the main bedroom which is dual aspect and has fitted wardrobes and an en-suite shower room. There are two further bedrooms to the first floor and a bathroom. Internal viewing recommended.

### OUTSIDE

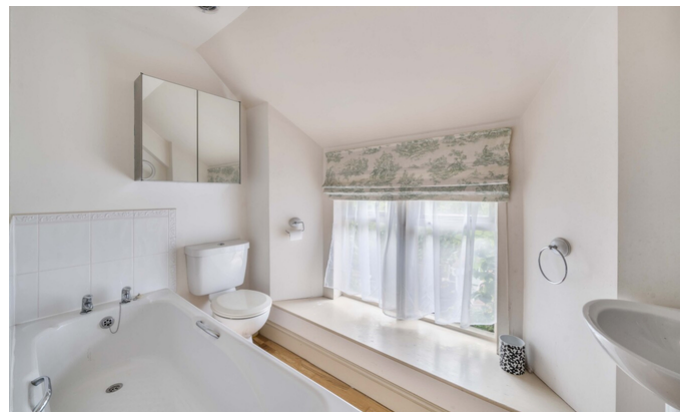
To the rear of the property, there is a pretty south facing courtyard which is paved with a selection of plants and shrubs. There is a useful stone outbuilding within the garden which could be used as a home office or annexe potential as there is a shower attached. A side gate leads through to the front.

### LOCATION

Stoke St. Michael lies within commuting distance of Bristol, Bath, Wells and Shepton Mallet. With nearby rail links at Castle Cary, Bath and Bristol. The village enjoys a pub (the Knatchbull Arms), memorial hall, a well-stocked village shop with off licence and Post Office, pre-school & primary school, historic church and recreation field. There are supermarkets close by in the City of Wells and towns of Midsomer Norton, Frome and Shepton Mallet. The private schools of All Hallows, Kings in Bruton, Wells Cathedral School and Millfield are all within 30 minutes of the property. The cities of Bath and Bristol are also within easy access of the property.

### COUNCIL TAX BAND

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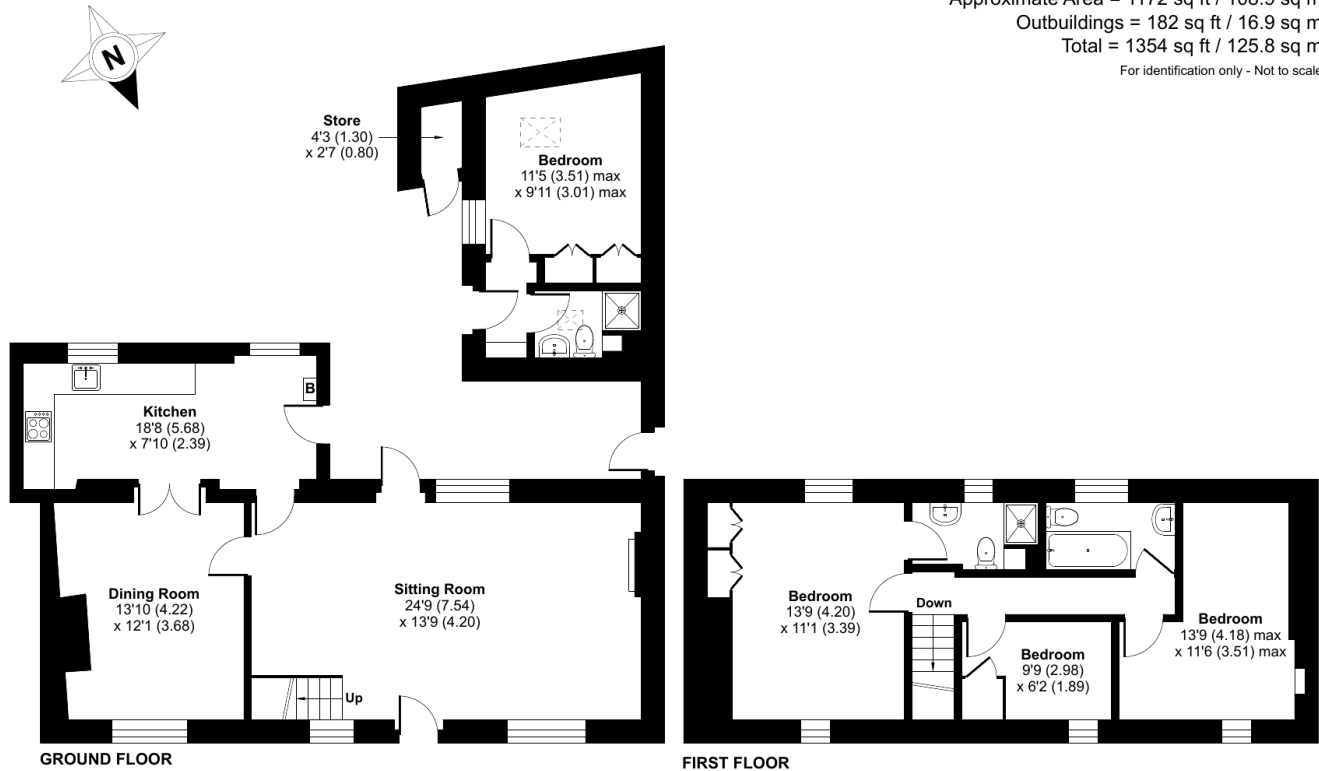
## Stoke Hill, Radstock, BA3

Approximate Area = 1172 sq ft / 108.9 sq m

Outbuildings = 182 sq ft / 16.9 sq m

Total = 1354 sq ft / 125.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1295046

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