

12 Hitchin Lane

Shepton Mallet, BA4 5TW



£449,500 Freehold

An impressive semi detached character property believed at one time to be the Station House. Offered with no onward chain, the deceptively spacious and versatile accommodation comprises three double bedrooms, two reception rooms, bathroom, conservatory, utility room, downstairs cloakroom, private gardens, garage and parking.

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DESCRIPTION

Situated at the head of a quiet No Through Road yet within walking distance of the town centre and its amenities.

The glazed entrance door leads into the tiled entrance porch, through another glazed door into the spacious hall also with tiled flooring. The downstairs cloakroom is fitted with a low level wc and wash hand basin. The "L" shaped utility room is fitted with a built in larder unit, base and drawer units with work surfaces, space and plumbing for washing machine and an electric cooker point. A step leads up into the kitchen which is fitted with an extensive range of base, drawer and wall units with under unit lighting incorporating an inset stainless steel basin in Corian work surfaces. There is an integrated dishwasher, fridge, Aga gas cooker with canopy, open shelving and a peninsula unit with wooden topped breakfast bar. Double multi paned glazed doors lead into the dining room. This room has high ceilings, stone mullioned window to the rear with window seat, arched alcoves and a feature fireplace with wooden surround, mantel, tiled insets, raised hearth and gas coal effect fire. From here a door leads into the rear entrance hall where a door leads into the conservatory, staircase rises to the first floor, a door leads into the sitting room and access back into the main entrance hall. The sitting room enjoys a southerly aspect and has dual aspect stone mullioned windows, high ceilings, picture rails and a feature fireplace with surround, mantel, raised hearth and inset gas fire. The double glazed conservatory has terracotta tiled floor, radiator, power, light and enjoys views over the garden. On the half landing, the family bathroom is fitted with a white suite of shower cubicle, low level wc and wash hand basin inset into vanity units and a double ended bath with shower attachment. Doors to the three double bedrooms are accessed from the spacious main landing which has built in cupboard and decorative stone mullioned window to the rear. Bedroom two has decorative stone mullion window to rear, a feature cast iron style fireplace and a built in cupboard with glazed doors. Bedroom three has decorative stone mullion window and pine fronted wardrobes along one wall. The master bedroom is fitted with pine fronted wardrobes along one wall, and dual aspect decorative stone mullioned windows. A connecting door leads into potentially a 4th bedroom, nursery, dressing room or even changed into an ensuite facility.

OUTSIDE

A brick paved driveway provides the off road parking and gives access to the detached garage. There are planted shrubs, a stone wall and hedging screening the rear garden and two pedestrian gates into the rear garden. The garage has an electric up and over door, personal door to the rear garden and power and light connected. The south westerly facing rear garden is of a good size and has a paved terrace wrapping around the property, a large lawn edged with raised borders. A paved path leads between the well-stocked herbaceous beds to a further paved seating area and the greenhouse and garden shed. In the far right hand corner of the garden, tucked away behind shrubs and trees is an a composting area. The southerly boundary has a conifer hedge which provides privacy. There is a personal door into the garage

ADDITIONAL INFORMATION

Gas heating system. All mains services are connected. Council Tax Band D.

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is conveniently placed for commuting to Wells, Frome, Midsomer Norton, Glastonbury and the larger centres of Bristol and Bath. For those travelling by train, Frome and Castle Cary have mainline stations to Paddington London. Bristol Airport is also within an hours drive.

DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road to the mini-roundabout. Turn left into Old Market Road. At the roundabout turn right into West Shepton. Cross over the mini roundabout, take the next left into Summerleaze Park and immediately right into Hitchin Lane. Proceed to the end of the lane and turn right into the dead end. The property is on the left.





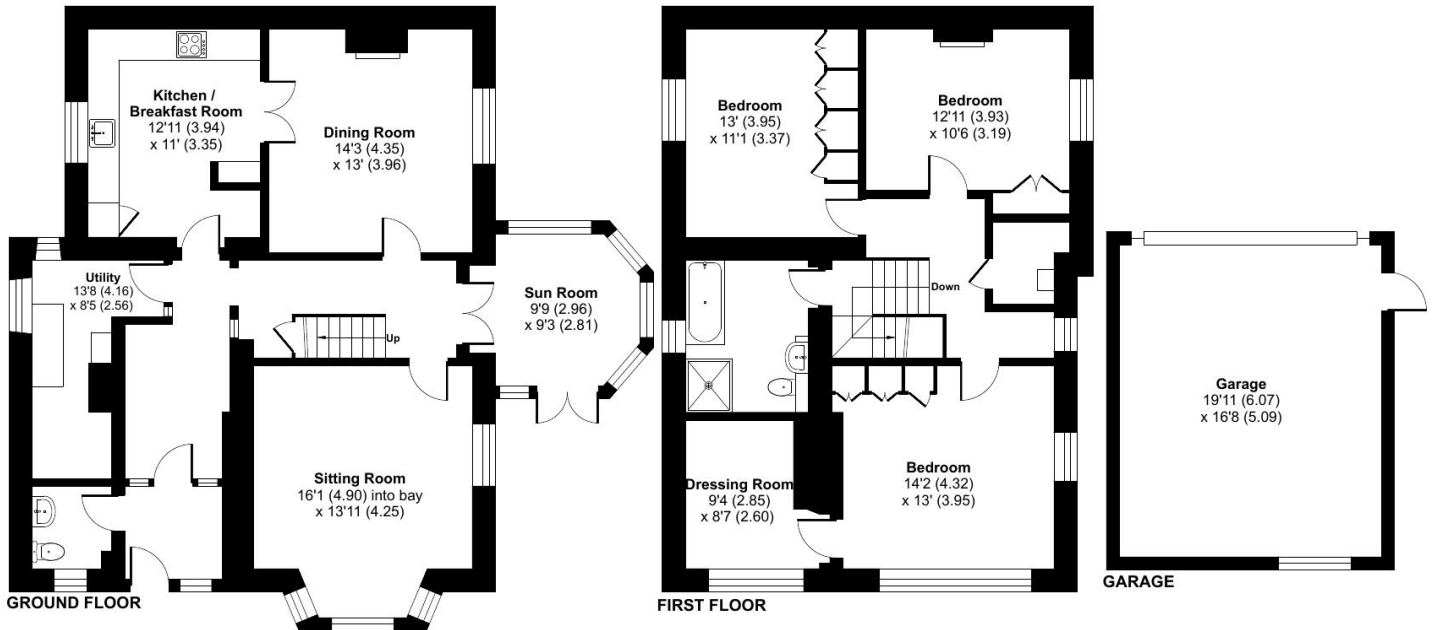
Hitchen Lane, Shepton Mallet, BA4

Approximate Area = 1859 sq ft / 172.7 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 2192 sq ft / 203.6 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: 1362624



SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

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