

Puzzletree Cottage

Stoke St Michael, BA3 5LB

COOPER
AND
TANNER



Offers in Excess of £490,000 Freehold

Tucked away in a rural and peaceful location this delightful semi detached stone cottage has many character features and views of the surrounding countryside from many of the windows. Sitting in a generous plot of .28 acres, with detached garage / workshop and extensive driveway parking.

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 4  2  1 EPC E

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DESCRIPTION

The property is entered through a part double glazed entrance door into the porch where double doors lead into the sitting room. This charming room has exposed stone walls, staircase rising to the first floor with understairs cupboard, a feature open fireplace with decorative tiles, wooden surround and mantle, on a raised hearth. A door leads into the light and airy family sized open plan kitchen/dining room. This space has many character features to include beams, ceiling timbers and brick archway. The kitchen is fitted with a range of cream cottage style base, drawer, wall and glazed units incorporating Belfast sink, wooden work surfaces, wooden drainer, space for freestanding range cooker, fridge / freezer, plumbing and space for dishwasher. The terracotta tiled floor compliments the wooden work surfaces. A double glazed stable door leads to the rear and the brick arch frames the dining room, where there is a view of the rear garden and space for a family sized table and chairs. From here double doors lead into the Garden Room which has a tiled floor, panelling, radiators and French doors to the gardens and driveway. Located at the far end of the kitchen, a door leads into the Utility Room which has space and plumbing for washing machine and a low-level wc.

On the first floor the split landing first leads to the good sized family bathroom fitted with an offset whirlpool corner bath, low level wc, pedestal wash basin and walk-in shower. There is an exposed stone wall, tiled floor and ceiling timbers. Adjoining this room is a double bedroom with two built in cupboards and views over the rear garden. Across the landing, is another double bedroom. The dual aspect windows afford views to the surrounding countryside and the rear garden. The adjoining smaller double bedroom (currently used as an office) has two built-in cupboards. This room has the potential to be a dressing room or an ensuite facility if required. The smallest bedroom has a built-in bunkbed with study area under and views over the surrounding countryside.

This property would appeal to keen gardeners and families with children given the nature of the accommodation and gardens.

OUTSIDE

The surfaced driveway leads into the property, where there is extensive parking and turning for a range of vehicles, and access to the detached double garage/workshop. The gardens to the front and side are level and laid mainly to lawn with an assortment of shrubs and a specimen "Puzzle tree". The side garden is currently home to a family of hens with henhouse and run. This area has also been used for vegetable production. The remainder of the garden is reached by a series of stepping stones, pathways and steps. The terraces are planted with a variety of shrubs, plants and mature trees to include Magnolia, Walnut, and a variety of fruit trees. This upper level has views over the surrounding countryside and could be landscaped further with additional planting; vegetable garden, etc.

ADDITIONAL INFORMATION

The property benefits from mains water and electricity. Private drainage (pipework replaced 2021). There is an LPG gas heating system (replaced in December 2023). Council Tax Band F. The double glazed windows, door to the front, and garden room installed in January 2024.

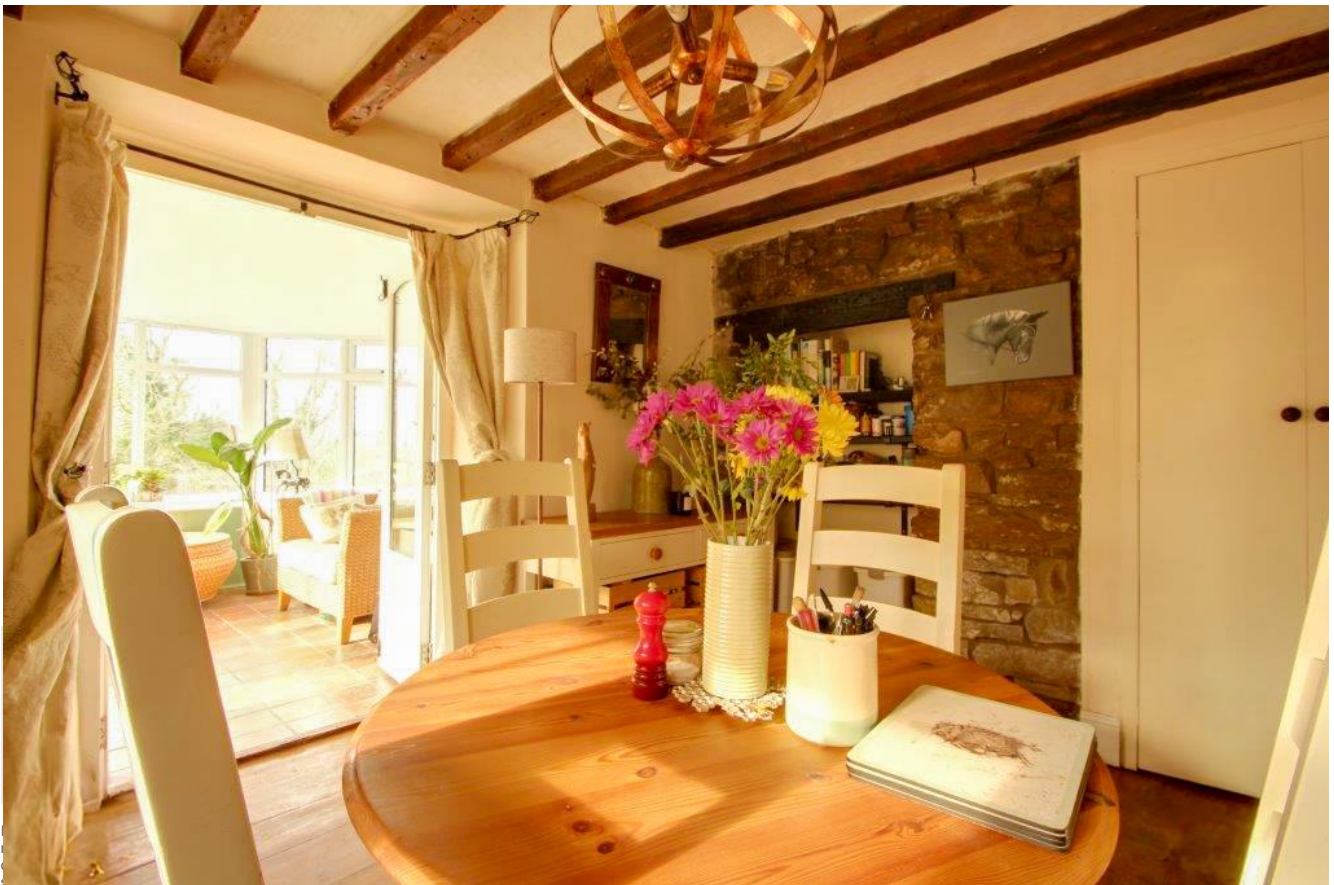
LOCATION

Conveniently located for facilities of the nearby villages of Stoke St Michael and Leigh on Mendip, and within commuting distance to the centres of Frome, Shepton Mallet, Wells, Midsomer Norton, Bath and Bristol. There are local mainline train stations at Frome and Castle Cary. Bristol Airport is also within commuting distance. The local bus service between Shepton Mallet and Frome, passes approximately 150 metres away from the property. The bus stop is outside at Somers Farm.

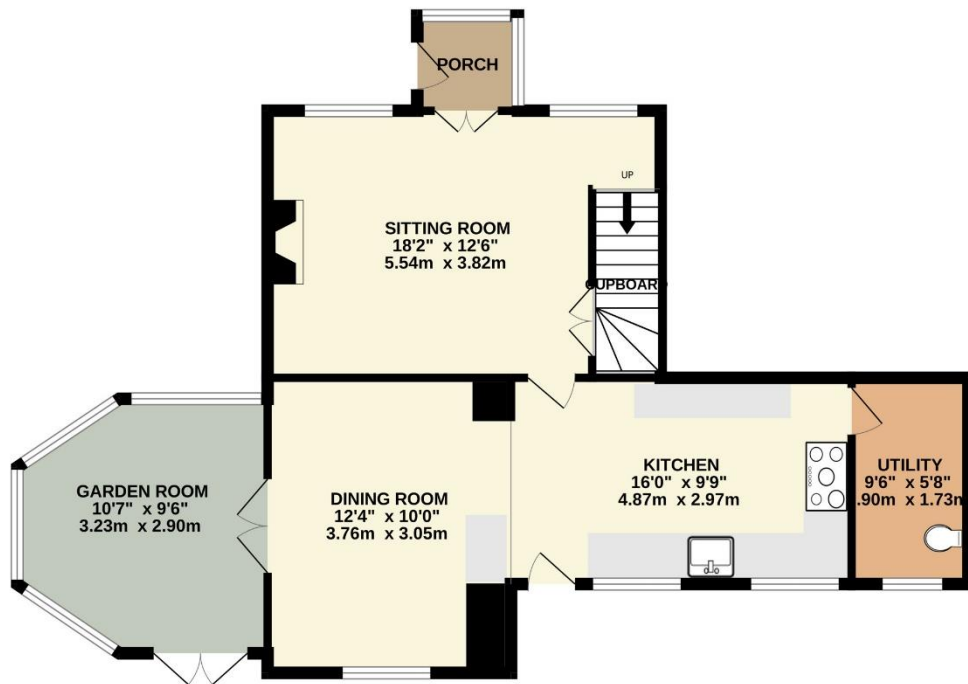
DIRECTIONS

Leave Shepton Mallet heading north on the A37. Take the 2nd right turn towards Bath. On entering the village of Oakhill, take the 1st right turn to Stoke St Michael. Continue through the lanes and into the village. Proceed past the Post Office / General Store and at the mini roundabout by The Knatchbull Arms, turn right. Turn immediately left towards Leigh on Mendip. Proceed out of the village. Take the 2nd right turn. Proceed through the lanes, until the property is seen directly in front of you.

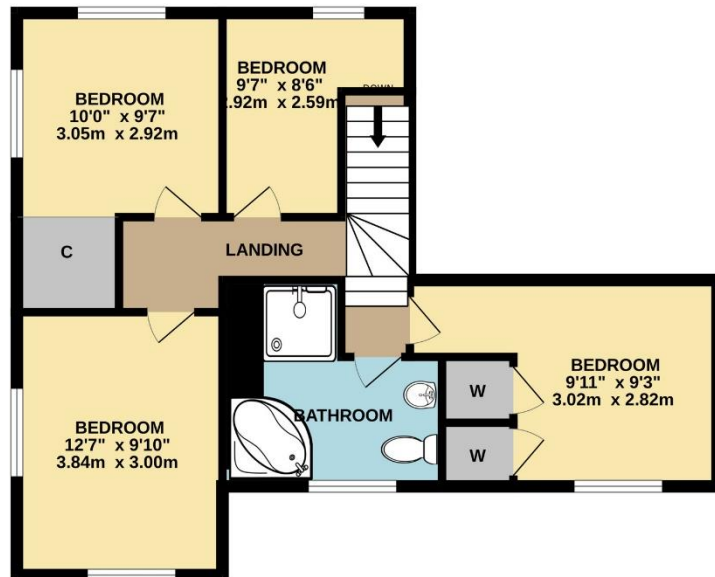




GROUND FLOOR



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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