

The Church House,

Piers Road, Cranmore, BA4 4QH

COOPER
AND
TANNER



£390,000 Freehold

This delightful detached character house with many original features enjoys viewings over the Mendip countryside and offers good sized accommodation with mature garden, utility, cloakroom and off road parking. Internal viewing is highly recommended to appreciate this property.

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DESCRIPTION

The property is located on one of the approach roads into the popular village of Cranmore, home to the East Somerset Steam Railway. Originally built as a three bedroom house which could easily be reinstated.

The property is approached through the wooden entrance door into the entrance porch where a part glazed door leads you into the delightful sitting room. This room is full of character with flagstone floor, exposed stone walls, corner wooden staircase, window seat, and the main feature being the open fireplace with raised hearth and wooden mantel. A multi paned glazed door opens through to the conservatory which enjoys a view over the gardens with paved flooring and French doors to the outside. Also accessed from the sitting room located to the rear of the property is the kitchen which is fitted with a range of modern cream base, drawer and wall units incorporating single drainer sink unit, ceramic hob and single oven. There is a space for a fridge /freezer. A door leads into the utility room and on into the downstairs cloakroom.

Climbing the staircase to the first floor, you cannot help but notice the view of the garden from the side window, the exposed stone walls and display niche. From the landing there are two doors into the master bedroom (formerly two bedrooms). This room has views across the countryside, exposed stone walls, an ornamental stone fireplace and exposed floorboards. Across the landing is the large bathroom fitted with a white suite of panel enclosed bath, low level wc, pedestal wash hand basin, a separate shower cubicle and a large linen cupboard. The good sized second bedroom has a double glazed window and built in double wardrobe.

OUTSIDE

A gravelled driveway to the side of the property provides off road parking and continues around to the rear of the property creating a gravelled and paved courtyard / seating area, before stone steps lead up to the main garden area. The garden has been landscaped to comprise mainly lawn with a paved seating area, stocked with a variety of specimen plants, to include, cherry, magnolia apple tree, a vegetable garden, strawberry patch, roses, a green house and a newly planted laurel hedge. The garden enjoys elevated views over the countryside.

ADDITIONAL INFORMATION

LPG fired heating. Mains water, electricity and drainage are connected. Council Tax Band D.

LOCATION

The pretty Mendip village of Cranmore is located on the eastern outskirts of Shepton Mallet, close to Wells and Frome with the larger centres of Bath and Bristol also within travelling distance. The village is home to the East Somerset Steam Railway, and has a duck pond, parish church and village pub.

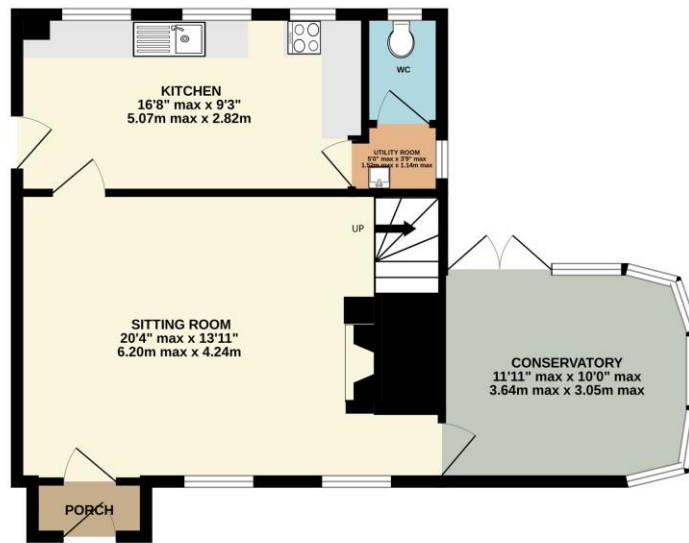
DIRECTIONS

Leave Shepton Mallet, heading east on the A361 to Frome. Travel through the village of Doultong and at the East Somerset Steam Railway crossroad, turn right into Piers Road. The property will be seen a short distance along on the left hand side, just past the parking layby.

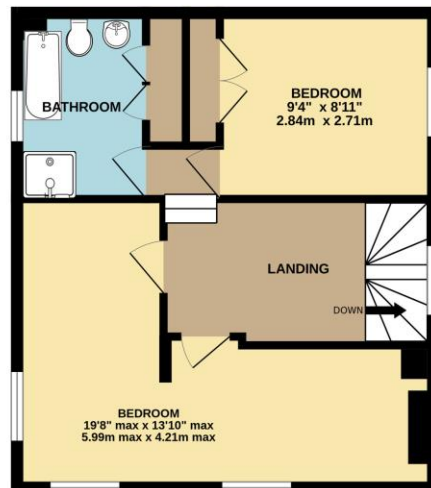




GROUND FLOOR



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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