

# Ditchheat

Shepton Mallet, BA4 6QR

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TANNER



£800,000 Freehold

A traditional three/four bedroom detached house, nestled on 0.65 acres of land with multiple outbuildings

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### BA4 6QR

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### DESCRIPTION

Welcome to this traditional three/four bedroom detached house, nestled on 0.65 acres of land. This unique property possesses an older charm with modern comforts, offering ample space for all your needs. From the moment you enter the grounds, you'll be greeted by the beauty that surrounds this exceptional home.

As you step inside the main residence, you are greeted by a welcoming hallway that sets the tone for the rest of the property. The spacious living room is bathed in natural light from large windows and doors and features a log burning fireplace that helps create a cosy ambiance perfect for relaxing evenings. Adjacent to the living room is a generous dining area, ideal for entertaining family and friends.

The well-appointed kitchen boasts modern appliances including a Rayburn AGA, ample storage, and a breakfast nook with views of the beautifully landscaped garden. A unique feature of this property is the ground-floor office/bedroom located within the converted garage. This versatile space can serve as a guest room, home office, or an additional living area, providing flexibility to suit your lifestyle needs. The home comes with a convenient utility room and hard roof conservatory that is a sun trap during the summer weather. This space overlooks surrounding landscapes and provides a pleasant space for reading or enjoying the surrounding nature. A modern designed W/C completes the ground floor layout, ensuring practicality and comfort for everyday living.

Upstairs, you will find three spacious bedrooms, each providing plenty of space for double beds and free standing furniture with their own original features and thoughtful design. The master bedroom offers ample closet space and picturesque views of the surrounding landscape. The second bedroom is equally proportioned and ideal for family or guests. The first floor also includes a beautifully appointed family bathroom, featuring modern fixtures with a traditional feel.

Experience the perfect balance of character, comfort, and convenience in a setting that feels like a true retreat. Schedule a viewing today and get a feel for the home yourself.

### OUTBUILDINGS

This property is enhanced by several outbuildings, each offering unique potential for various uses. The highlight is the self-contained annexe, which is a perfect addition for extended family, guests, or even as a rental opportunity. The annexe comprises its own bedroom, a well-equipped kitchen, and a bathroom, providing complete independence and privacy. This versatile space ensures comfort and convenience for its occupants, while still being on the same grounds of the main residence.

Additionally, there are other outbuildings that can be utilized for storage, a workshop, or converted to suit your specific needs including a double garage, further enhancing the versatility on offer.

### GROUNDS

The property sits on approximately 0.65 acres of well maintained land, offering a peaceful and private space. The expansive garden comes with mature trees, flowering shrubs, and well-tended lawns creating a picturesque setting. Various seating areas are thoughtfully placed throughout the garden, providing perfect spots to relax and enjoy the natural scenes that surrounds you.

### TENURE

Freehold

### COUNCIL TAX BAND

E





## Ditchheat, Shepton Mallet, BA4

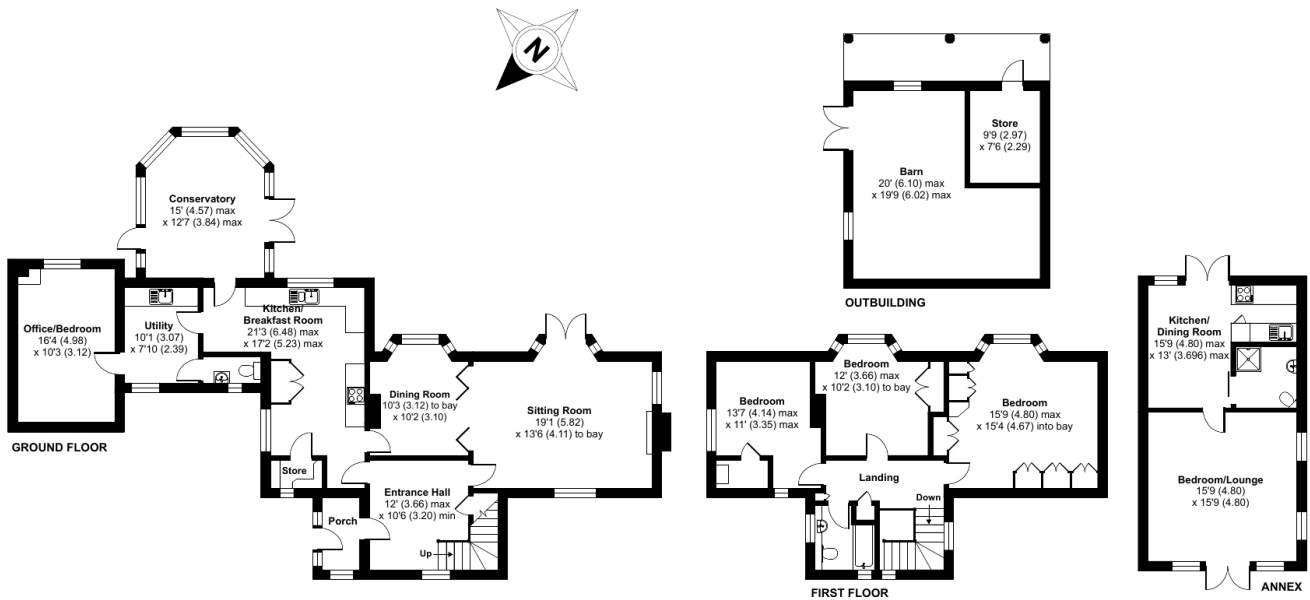
Approximate Area = 2019 sq ft / 187.5 sq m

Annex = 465 sq ft / 43.1 sq m

Outbuilding = 397 sq ft / 36.8 sq m

Total = 2881 sq ft / 267.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Cooper and Tanner. REF: 1139356

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