

56 New Buildings,

Doultong BA4 4QF

COOPER
AND
TANNER



£285,000 Freehold

An attractive and nicely presented three bedroom character property with deceptively spacious and versatile accommodation arranged over three floors, enclosed garden to the front, courtyard to the rear, off road parking and studio / workshop.

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 3  1  1 EPC tbc

£285,000 Freehold

DESCRIPTION

This attractive stone built three bedroom character house, is presented in good order throughout with many original features and countryside views to the front. There is a rear workshop and studio presenting lots of potential for a variety of uses.

The property is entered through the entrance porch with further glazed door leading into the entrance hall. A staircase rises to the first floor with understairs laundry /storage cupboard with space and plumbing for washing machine, door to the kitchen / dining room and door to the sitting room. Located to the front the main focal points of this room are the exposed floorboards and centrally placed fireplace with Doulting stone mantel, hearth and wood burner. The stone mullioned window to the front has double glazed panes. At the rear of the property, the kitchen / dining room is fitted with an extensive range of base, drawer and wall units incorporating a white Belfast style sink and wood block work surfaces complimenting the stone tiled floor. There is an integrated oven, ceramic hob, canopy, space and plumbing for dishwasher. There is space for a freestanding fridge / freezer, table and chairs. A double glazed door leads into the rear porch with a further door into the courtyard.

On the first floor, there are two double bedrooms and a family sized bathroom fitted with a modern suite comprising freestanding ball and claw roll-top bath with telephone style mixer tap shower attachment, low level wc, pedestal wash hand basin and a walk in twin shower. A further staircase rises to the second floor bedroom. This light and airy spacious room has views towards open countryside and is currently used as a study / craft / music room but has in the past been used as a bedroom.

OUTSIDE

There is gravelled parking for two cars to the front. Screened by a conifer hedge and accessed through a wrought iron gate the enclosed south west facing garden is landscaped to provide decked seating, raised beds and a former vegetable garden. At the rear of the property, there is a courtyard housing the oil tank and the oil fired boiler for the heating system. A door from the courtyard leads into the workshop and studio, two useful rooms (ideal for storage or those looking to work from home). The central hallway and double glazed door leads outside. There is a pedestrian right of way through the garaging area.

ADDITIONAL INFORMATION

Oil fired heating. Mains' water, electricity and drainage are connected. Council Tax Band B. The adjoining property has a right of way to access a small strip of courtyard in their ownership. This is usually only accessed for maintenance.

LOCATION

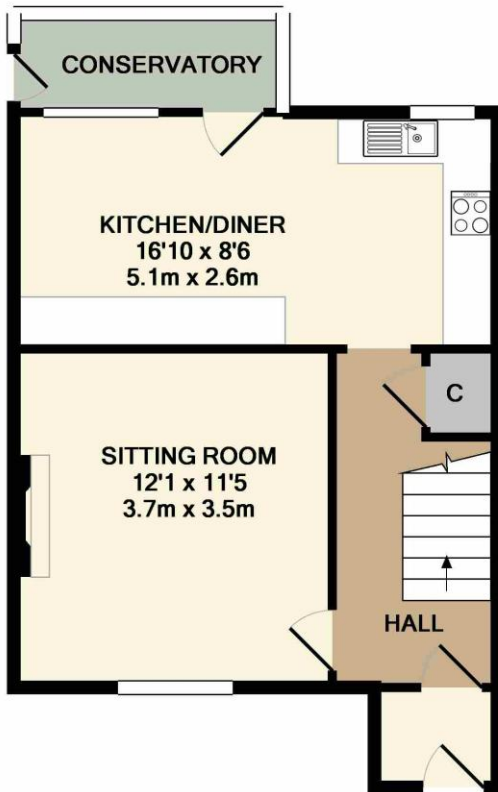
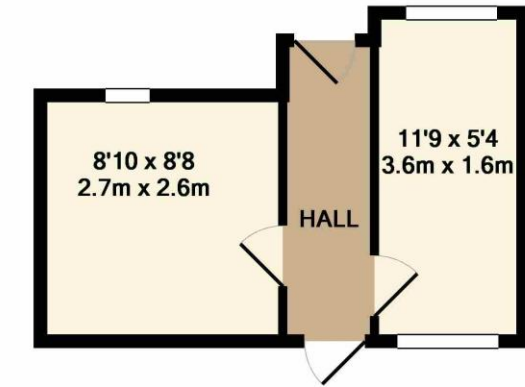
The village of Doulting has a popular primary school, a village hall, and is located on the outskirts of Shepton Mallet which offers a range of amenities, including several supermarkets, doctors' surgeries and dental practices. The centres of Frome, Midsomer Norton, Wells, Bristol and Bath are within easy travelling distance. Castle Cary and Frome have mainline stations with regular services to London Paddington.

DIRECTIONS

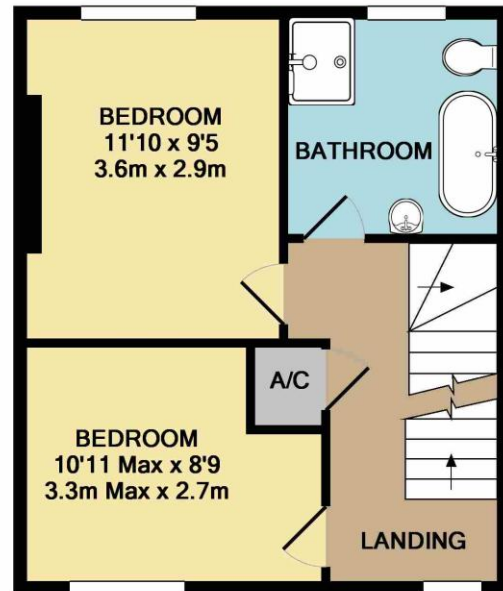
Leave Shepton Mallet, heading east on the A361 towards Frome. Travel past the Charlton House Hotel and continue up the hill into the village of Doulting. Proceed past the children's playground on the left and the turning for Chelynch. The property will be seen immediately on the left hand side



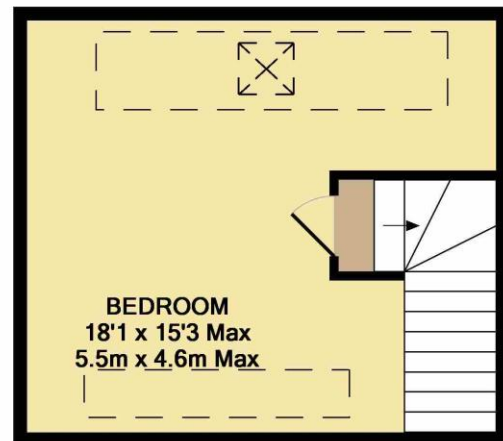




GROUND FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 263 SQ.FT.
(24.4 SQ.M.)

NEW BUILDINGS TOTAL APPROX. FLOOR AREA 1193 SQ.FT. (110.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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