

4 Steeds Terrace,

Benter, BA3 5HB

COOPER
AND
TANNER



£475,000 Freehold

A delightful end of terrace cottage, situated in a most wonderful rural location, enjoying surrounding countryside, presented in good order throughout with large rear garden, a timber garden studio / workshop and an adjoining garage.

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DESCRIPTION

Believed to date back to the turn of the 20th Century, the property was once the home and work place of a well-known local toolmaker, who made garden tools in his potting shed. As his business grew, so did Steeds Terrace, which now comprising four cottages.

Offering well-proportioned living accommodation the property is entered through the part glazed porch with a further door opening into the sitting room. The focal point of this room is the exposed brick fireplace with inset multi-fuel burner. A staircase rises to the first floor and doors lead to the kitchen / dining room and a second reception room, which is currently used as a second sitting room. This spacious room has shelved recesses to either side of the former chimney breast and a window opening through to the dining area. Located at the rear of the property and enjoying views over the garden and beyond is the kitchen / dining room which is fitted with a range of units incorporating a double Belfast sink and solid wooden work surfaces. There is space for a freestanding range cooker, under counter fridge, and a washing machine. At the far end, is the dining area with French doors onto the terrace with views over the garden, and a personal door into the garage.

On the first floor, the landing splits to give access to the two double bedrooms, both with exposed floorboards and countryside views. One of the bedrooms has an open fronted fitted wardrobe ideal for storing all ones clothes and shoes. The third bedroom is currently used as a study and would be ideal as a nursery or dressing room. Completing the accommodation is the family bathroom, fitted with a white suite of panel enclosed bath with shower, pedestal wash hand basin with cupboard under and a low level wc. There is also a built in airing cupboard.

OUTSIDE

Double wrought iron gates gives access to the driveway and to the attached garage / workshop with double doors, power, light, storage, the oil boiler and a personal door to kitchen / dining room. A pedestrian gate leads to the front door, flanked by garden behind a stone wall. There is pedestrian access to the side of the garage which leads into the rear garden. Being a main selling point of this property, the rear garden has been landscaped to provide a terrace directly outside the kitchen / dining room, complete with gardeners toilet, steps lead down between two well stocked beds, planted with a variety of acers, herbaceous plants and shrubs, to the main garden area below. This area has been designed for low maintenance giving large seating / entertainment areas, a central display bed, soft fruit cages, and raised vegetable beds. At the garden boundary is a gentle stream which flows past the property and a gate leading to a public footpath to the fields beyond perfect for dog walking. The timber cabin workshop has a variety of uses – studio, home office, gym or games room, with power and light connected.

AGENT'S NOTE

Please note that the neighbouring property has a right of access through the side gate and across the terrace.

ADDITIONAL INFORMATION

Oil fired central heating. Mains water and electricity are connected. Private drainage. Council Tax Band D.

LOCATION

Benter is a peaceful rural hamlet, neighbouring Oakhill with surrounding rolling countryside, set away from the main roads yet within easy reach of Bath, Bristol, City of Wells, Shepton Mallet and Frome with its mainline station to London Paddington.





GROUND FLOOR



1ST FLOOR



STEEDS TERRACE

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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

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