





2 2 1 EPC N/A

£167,500 Freehold

58 Town Lane
Shepton Mallet, Somerset
BA4 5LX

COOPER AND TANNER





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Description
An exciting opportunity to purchase an attractive stone-fronted Grade II Listed cottage, situated in one of the town's most historic and sought-after areas. The property retains some wonderful character and is presented in excellent order throughout, making it an ideal home for a wide range of purchasers. There is plenty of parking available within Town Lane and the property benefits from two bedrooms, two reception rooms and a sunny roof terrace. A door to the front of the cottage opens into the sitting room, which has some fabulous features including a large fireplace with wood burning stove, a beautiful flagstone floor, ample cupboard space and a pretty sash window. A door from the sitting room then opens into the kitchen, which is fitted with a range of matching floor and wall units and provides space for a range cooker and free standing white goods. Adjoining the kitchen at the rear of the property is a dining room, a modern extension with good ceiling height and double glazed patio doors opening out to the courtyard. On the first floor, there is a dual-aspect single bedroom with built in cupboard and a shower room, which makes the most of the space on offer and fitted with a white suite. The shower also incorporates a cupboard housing the boiler for the gas-fired central heating and has a 'tilt and turn' door leading out to the roof terrace. An additional set of stairs then lead up to the Master bedroom on the second floor, which is a generous size, also dual-aspect and includes fitted wardrobes across one side of the room.

Outside
Whilst the property does not have allocated spaces, there is plenty of unrestricted on-road parking available in Town Lane including in front of the house. To the rear, there is a courtyard area with outside store. Please note we understand the neighbouring property has maintenance access onto the courtyard, however it is not shared and there are no rights of way. In addition, there is a superb south-facing roof terrace, accessed from the first floor, which provides an excellent outdoor seating area which enjoys lots of sunshine throughout the day and a good amount of privacy.

Location
The historic market town of Shepton Mallet is located in the Mendip district of Somerset, five miles east of Wells, England's smallest city. Both the City of Bristol and the picturesque City of Bath, a World Heritage Site, are located just 18 miles away and easily accessible. Shepton Mallet itself offers a range of local amenities and shopping facilities including a large supermarket, leisure centre, lido with fitness centre, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

Local Information Shepton Mallet

Local Council: Mendip District Council

Council Tax Band: A

Heating: Gas Central Heating

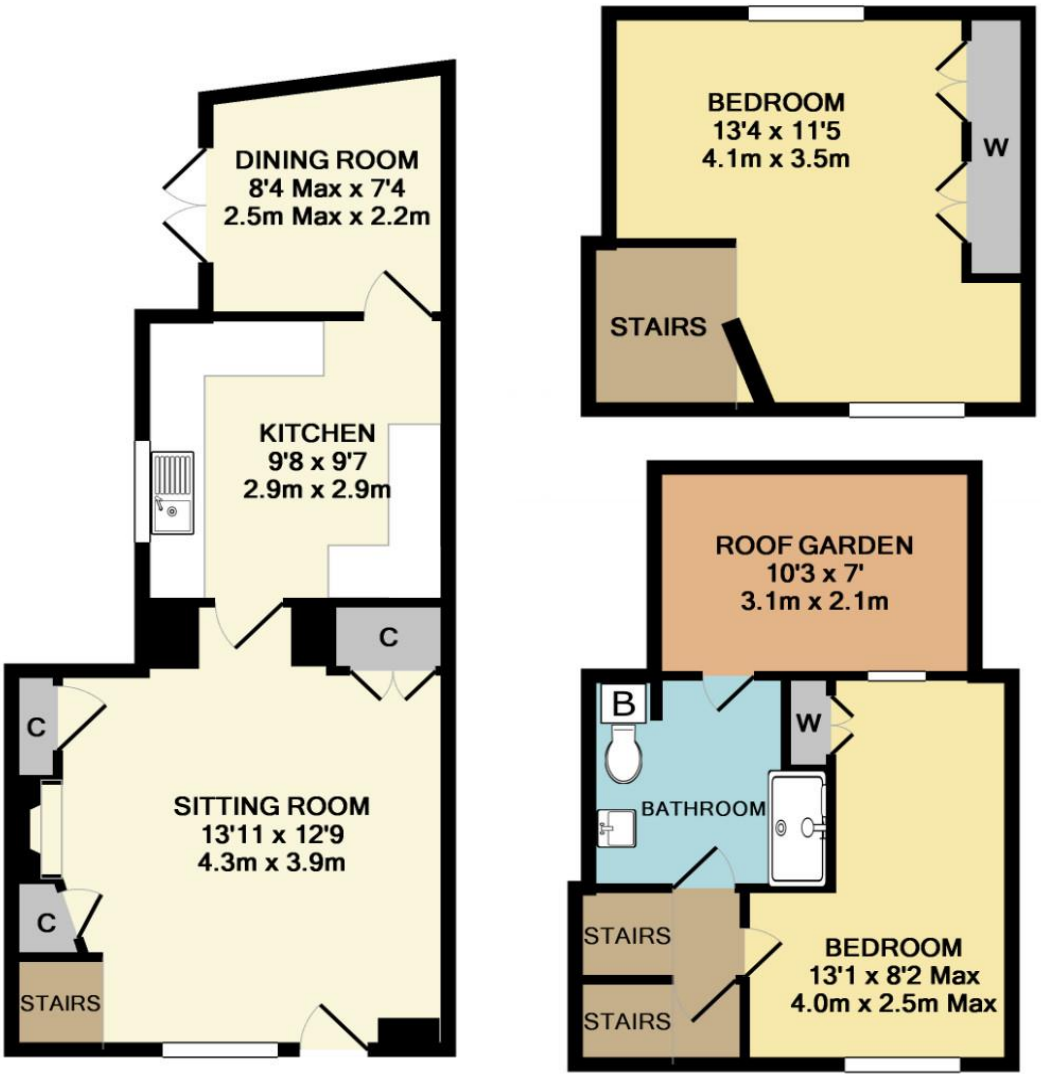
Services: Mains gas, electricity, water and drainage are all connected.

Tenure: Freehold

Motorway Links
- M5
- M4

Train Links
- Castle Cary
- Bristol Temple Meads & Bath Spa

Nearest Schools
- Shepton Mallet Primary and Secondary



GROUND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 251 SQ.FT.
(23.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 182 SQ.FT.
(16.9 SQ.M.)

TOWN LANE
TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 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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