

The Old Surgery, 3 Park Road, Shepton Mallet, BA4 5BP

£550,000 Freehold

COOPER AND TANNER



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4 (+2 on GF) 3 2 EPC TBC

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Description

A substantial and most impressive Georgian home, offering over 3400 Sq. Ft. of living space, conveniently situated in a favoured no-through road within the heart of Shepton Mallet. The property offers particularly versatile accommodation (with scope for mixed use or annexe living) which includes four double bedrooms, two further rooms on ground floor which could be used as additional bedrooms or playrooms etc., a spacious kitchen/dining room and three separate reception rooms. There is also secure gated parking to the side and an excellent size, enclosed garden to the rear. The property has an intriguing history, originally part of a larger Georgian residence, it has in more recent decades served as a convent and latterly as a doctor's surgery. The property benefits from plenty of natural light and retains lots of its original character within the finely-proportioned rooms.

The ground floor accommodation comprises the following, please refer to the floorplan for layout and room measurements. An entrance porch with tiled floor then leads through to a traditional hall with skylight window, which gives access into a dual-aspect living room/study, a hobby room with fitted cupboards and sink unit and also into a spacious kitchen/dining room. Fitted with a range of English oak base and wall units, the kitchen includes a green slate tiled floor, a large sash window, a range cooker with twin electric ovens and gas hob and space for both a fridge freezer and a dishwasher. Beyond the kitchen is a light and airy sitting room, with solid oak flooring, stone mullion windows, alcove storage and a central fireplace with inset multi-fuel stove. An inner hallway then incorporates a staircase to the first floor accommodation, two separate downstairs WC's, a built in storage cupboard and an external door to the rear of the property. From here, there is a door into a very useful laundry room with plumbing for a washing machine, a sink unit and ample space for a tumble drier, ironing board etc. In addition, there is access into a dining room, which has a slate tiled floor, two skylight windows plus double glazed hardwood doors opening out to the garden. At one end of the dining room, a door opens into a 'kitchenette' area with sink unit, wall cupboard and space for a small fridge. Adjoining the dining room is another inner lobby (with built in airing cupboard housing the boiler) and porch, part of the former doctor's surgery which has self-contained external access and leads into two further ground rooms both with sinks. As mentioned above, this part of the house offers considerable potential (subject to the necessary consents) and would be ideal for those looking to create either ancillary accommodation for a relative or work/run a business from home. The hobby room also links into this section of the property with door back into the inner lobby. On the first floor, there are two very comfortable double bedrooms, both with feature fireplaces and built-in cupboards either side. The family bathroom is also located on the first floor and is fitted with a white suite comprising a panelled bath with shower over, a low level WC, a wash hand basin plus a heated towel rail. A staircase with cupboard under then continues up to the second floor accommodation, where there are two further double bedrooms, also with built-in cupboards and one with a feature fireplace. There is a second family bathroom on this floor, which adjoins the dual-aspect bedroom and could be utilised as an en-suite/guest suite if preferred as an inner landing area with cupboard separates the bathroom and bedroom from the main landing.



















Outside
To the side of the property, double gates open into an enclosed area of off road parking for numerous vehicles, laid to stone chippings. There is also additional gated driveway to the front, providing further parking if desired. To the rear of the property, there is a particularly good size, well-tended garden predominantly laid to lawn with established borders and areas of shrubs, trees and planting. Furthermore, there is a green house and a garden shed.

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.

Directions
From our office, proceed up the High Street to the roundabout and take the first left into Park Road. The property can be found almost immediately on the left hand side as indicated by our 'For Sale' board.







Local Information Shepton Mallet

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas-fired central heating

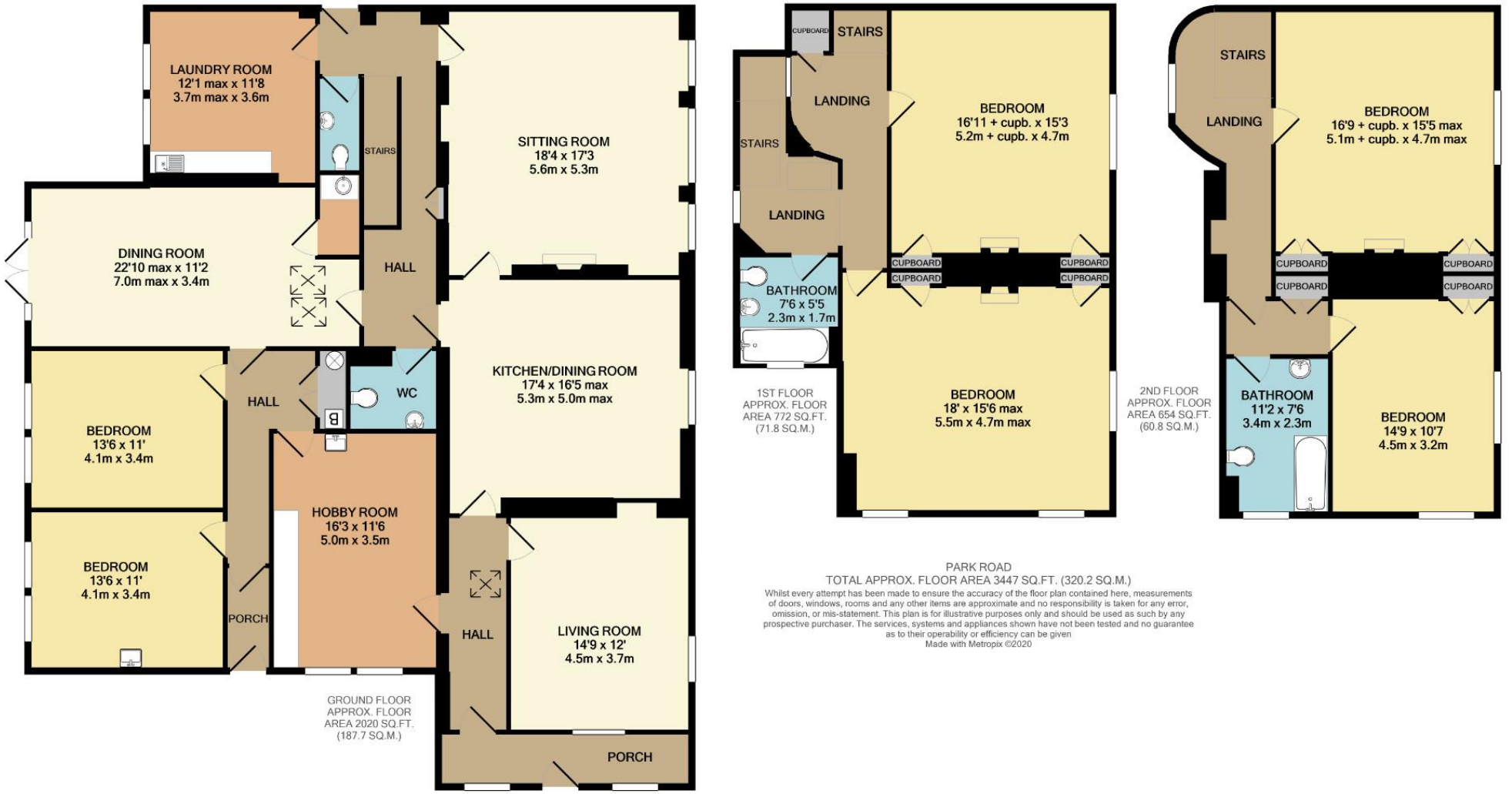
Services: Mains gas, electricity, water and drainage are all connected

Tenure: Freehold

Motorway Links
- M5
- M4

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

Nearest Schools
- Shepton Mallet (Primary and Secondary)



PARK ROAD
TOTAL APPROX. FLOOR AREA 3447 SQ.FT. (320.2 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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