



holland&odam

Woodbourne House | West Shepton | Shepton Mallet | BA4 5UN



Guide Price £899,500

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



4



1



3

Energy
Rating

D

Council Tax Band F



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Wells take the A371 towards Shepton Mallet. On entering Shepton Mallet turn right at the first roundabout and then right at the second roundabout. The entrance to the property can be found on the left hand side as the road bends sharply to the left (opposite the turning signposted Wells and the Grove Surgery).

Description

A fascinating Grade II Listed house dating back to 1785 but predominantly Victorian with the added benefit of a coach house and large, walled gardens. Set in a total plot of c.0.8 acres the property has undergone a comprehensive program of refurbishment in recent years creating a very comfortable and spacious family home.

The first impression as you enter this house is of space and character with the impressive entrance hall enjoying an original tiled floor and gracious staircase. To the left is a double aspect drawing room with feature fireplace and recently overhauled mullion windows with secondary glazing. A very generous and light room.

From the hallway you pass a butlers pantry with built-in storage that forms a useful study area and has listed consent to divide and form a cloakroom and access into a new entrance lobby. Beyond is a further reception room currently used as a sitting room but could also offer a more formal dining room with a wood-burning stove and views over the rear garden. This room has a lovely parquet floor. The next door leads into the dining kitchen which has been completely re-fitted by the current owners with a walk-in pantry cupboard off and access to a utility area and cloakroom.

On the first floor there is a wonderful stained glass skylight and the landing is large enough to provide a further study area. The master bedroom has a double aspect and there is listed consent to install an en suite shower room which would still leave a large and airy bedroom. There are two further double bedrooms at the rear of the property with a bathroom with separate shower and a cloakroom.

On the second floor there is a landing also large enough to provide a study area and leading into another large double bedroom with sloping eaves ceiling.

Location

Shepton Mallet provides a good choice of shopping facilities, a garden centre, numerous pubs, restaurants, an outdoor swimming pool and a leisure centre. The town also provides both primary and secondary schools and has a bus link to Wells Blue School. With good road links to Bristol and Bath c.21 miles and the A303 Podimore Junction 14 miles. Bristol International Airport is 22 miles and Castle Cary railway station 7 miles.





Outside the property has a right of way over a neighbour's driveway which leads into a private area of driveway with plenty of parking and turning space with a detached timber framed garage. There is a copse-like area of garden to the front of the plot. A 5 bar gate at the side of the property leads through to a large courtyard with the 2 storey coach house offering huge potential for ancillary accommodation and ideal as an annexe, holiday let or office space. This area of courtyard could provide a private area of garden and parking for the coachhouse. To the rear of the plot there is a lawned, south facing garden with a further wooded area of garden bounded by a high stone wall giving a wonderfully private and secluded feeling to the garden. Of particular note are the greenhouse and garden store that attach to the property and have been overhauled by the present owners. The total plot is c.0.8 acres.

- Period house with Victorian additions offering spacious and very liveable accommodation
- Detached coach house with scope for ancillary accommodation
- Set in a level plot of c.0.8 acres with the rear gardens being walled and enjoying a southerly aspect
- Lots of period features throughout the property including fireplaces, tiled floors and stained glass
- Re-wired and new gas fired central heating system installed since 2022
- Stylish kitchen diner with wood-burning stove and larder off
- Double aspect drawing room with feature fireplace
- Living room or dining room with wood-burning stove overlooking the rear garden
- Substantial garden with large overhauled greenhouse
- Plenty of parking and a timber framed garage

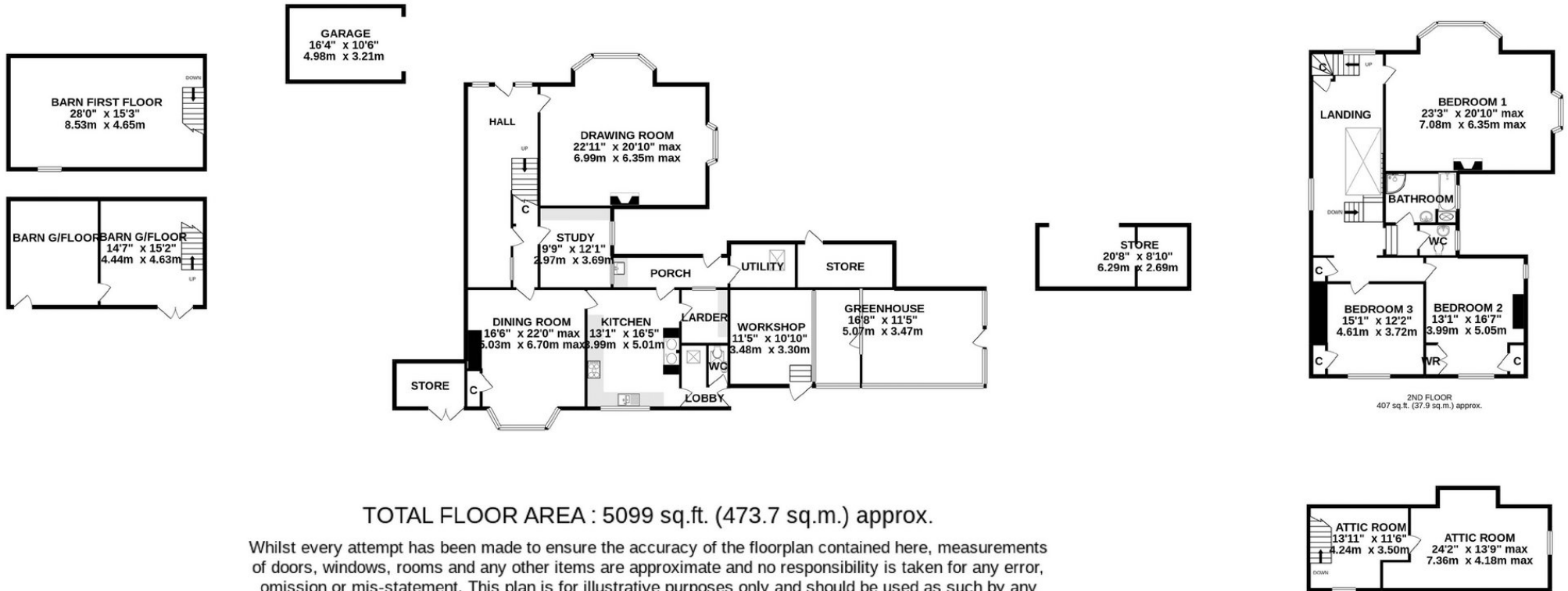


GARAGE
168 sq.ft. (15.6 sq.m.) approx.

COACH HOUSE
834 sq.ft. (77.5 sq.m.) approx.

GROUND FLOOR
2391 sq.ft. (222.1 sq.m.) approx.

1ST FLOOR
1299 sq.ft. (120.6 sq.m.) approx.



TOTAL FLOOR AREA : 5099 sq.ft. (473.7 sq.m.) approx.

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.
Made with Metropix ©2021

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01749 671020 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

