



The York House, Farm Road, Doultong, Somerset, BA4 4QG £395,000 Freehold

COOPER
AND
TANNER



The York House, Farm Road, Doultong Shepton Mallet, Somerset, BA4 4QG

 4  1  2 EPC B

£395,000 Freehold

Description

An attractive stone fronted detached house, built in 2012, situated within the popular village of Doultong. Presented in excellent order throughout, the property includes a modern kitchen/dining room, four bedrooms and a Master en-suite. In addition, there is a beautifully tended sunny garden, off road parking and a large detached garage with integral home office.

At the front of the property there is a oak-framed storm porch under a tiled roof, with door opening into an entrance hall, which incorporates the staircase to the first floor and a storage cupboard beneath. There is a ground floor shower room from the hall which is fully tiled and has a full width shower, a low level WC and a wash basin. To one side of the house is a triple-aspect kitchen/dining room, which is fitted with a range of matching floor and wall units and includes a tiled floor, a Belfast sink with mixer taps, LED under-unit lighting plus an integrated dishwasher, electric double oven and hob with extractor hood over. The kitchen also offers plenty of space for a dining table and chairs and has double glazed patio doors leading out to a rear courtyard. Adjoining the kitchen is a useful utility room which houses the boiler for the oil-fired central heating and includes plumbing for a washing machine and another Belfast sink with

mixer taps. Across the hall is a dual-aspect sitting room which has engineered oak flooring, tri-fold doors to the rear courtyard and a central fireplace with inset multi-fuel stove. The ground floor accommodation is served by under floor heating (radiators then heat upstairs). On the first floor, there is a landing with built-in cupboard and skylight window above the stairs. There are four bedrooms (two doubles and two good size singles), the Master bedroom benefiting from a fully tiled en-suite shower room with window to the side and heated towel rail. Furthermore, there is a fully tiled family bathroom which is fitted with a Jacuzzi-style bath, a wash hand basin, a low level WC and a heated towel rail.









Outside

The property is approached from Farm Road via a lane which runs behind the period properties. From the lane, there is access into a generous driveway at the front of the property which leads to a detached garage. With 'up and over' door, light, power and a personal door to the garden, the garage is an excellent size (see floorplan) and incorporates a home office with window to the garden, ideal for those looking to work from home (Fibre broadband currently connected). The main area of garden is located at the front of the property and faces west, therefore benefiting from plenty of afternoon sunshine. Predominantly laid to lawn with pretty flower beds to one side, fruit trees and a pathway to the front door, the garden also offers ample space for outdoor seating or dining. To the rear of the house, there is a courtyard enclosed by low level walling and fencing - a morning sun trap which leads around to both sides of the property (access to the front available). In addition, the house has solar panels to one section of the roof at the rear which are fully owned and allow to keep running costs low (a small dividend is also paid out each year).

Location

The pretty Mendip village of Doultong is steeped in history and is home to a variety of interesting and most attractive period properties, recreation field, 12th Century church and an excellent primary school (St. Aldhelm's C of E). Located on the eastern outskirts of the historic market town of Shepton Mallet (1.5 miles) and close to both the Cathedral City of Wells (8 miles) and the vibrant town of Frome (10 miles). Both the City of Bristol and the picturesque City of Bath, a World Heritage Site, are located just 17 miles away and easily accessible.

Directions

From Shepton Mallet, proceed out of town east on the A361 towards Frome, passing Charlton House Hotel up the hill and into the village of Doultong. Turn right into Farm Road and the property can be found after a short distance on the left, set back from the road.



Local Information Doultong

Local Council: Mendip District Council

Council Tax Band: E

Heating: Oil-fired central heating

Services: Mains electricity and water. Private drainage – septic tank serving this property only.

Tenure: Freehold



Motorway Links

- M5
- M4



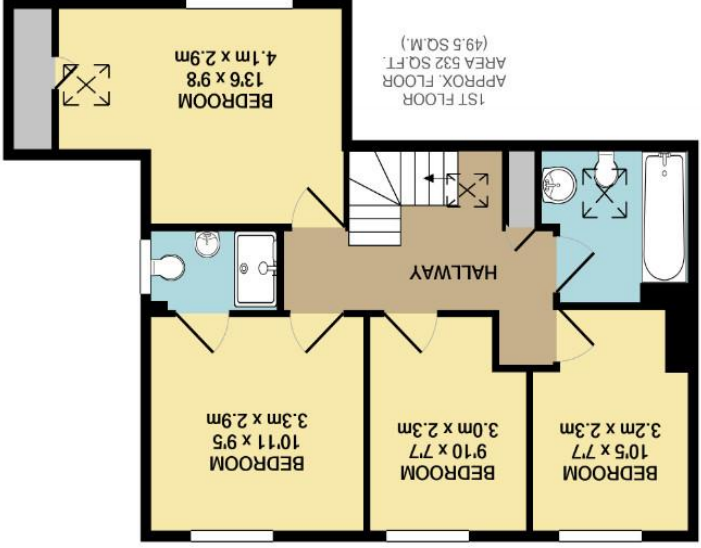
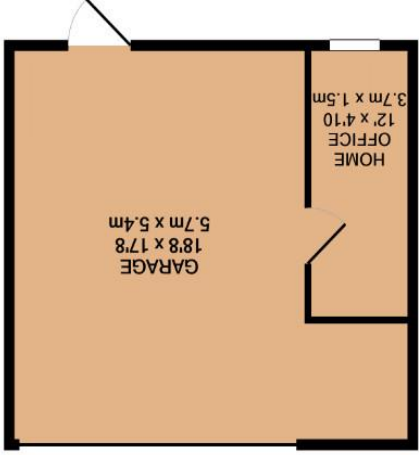
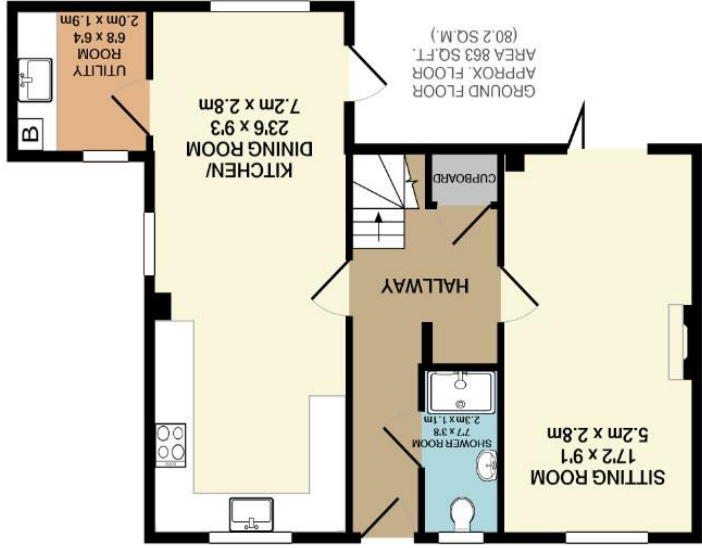
Train Links

- Castle Cary & Frome
- Bristol Temple Meads & Bath Spa



Nearest Schools

- Doultong (Primary)
- Shepton Mallet



THE YORK HOUSE, FARM ROAD, DOULTONG
TOTAL APPROX. FLOOR AREA 1396 SQ.FT. (129.7 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.

Made with Metropix ©2020

SHEPTON MALLET OFFICE
telephone 01749 372200
32 High Street, Shepton Mallet, Somerset BA4 5AS
sheptonmallet@cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



COOPER
AND
TANNER