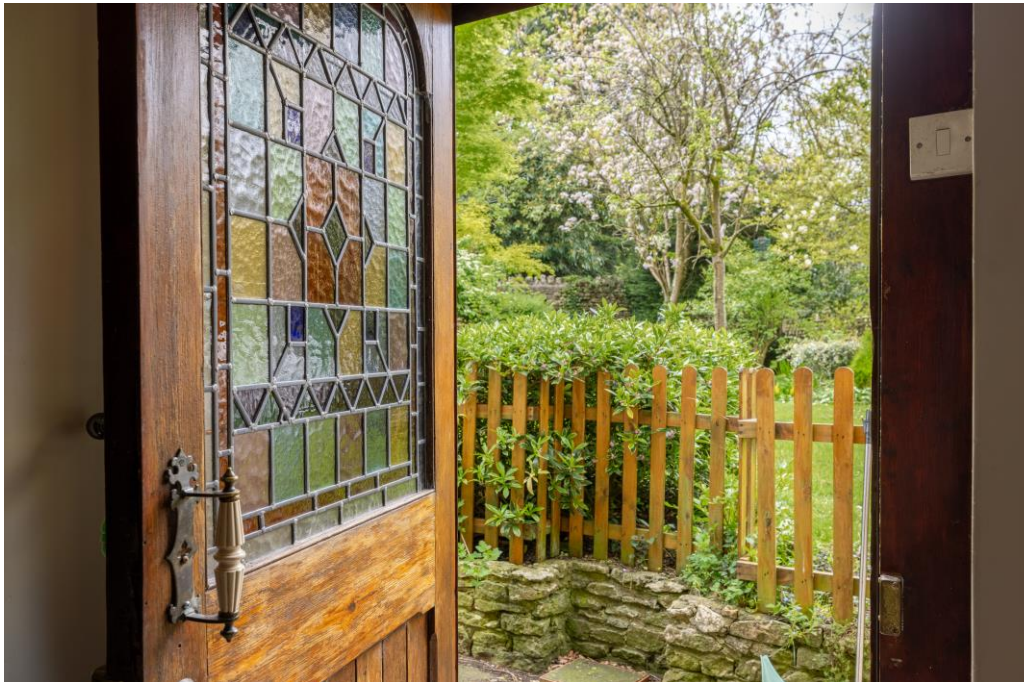


LODESTONE



5 Brewery Lane





5 Brewery Lane

BA4 5QD

4 
Bedrooms

3 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Character stone cottage
- 4 double bedrooms
- 3 bathrooms
- Grade II listed
- Parking
- Walking distance to shops
- Period features





5 Brewery lane is pretty stone cottage on the edge of Shepton Mallet that dates back to the 1600's and retains a wealth of period features. The cottage is accessed via a pretty stained-glass front door opens to a charming kitchen embellished with a flag stone floor and an aged oak beam that graces the ceiling. Granite work surfaces sit atop a range of shaker style units that incorporate a Belfast sink and an integrated dishwasher. A range cooker sits beneath a beautiful Bath Stone lintel that lends this room real character. Off the Kitchen is a perfectly sited utility room with a sink and plumbing for a washing machine. Also off the kitchen is the main reception with beautiful timber floors and a stunning inglenook fireplace, home to a wood burning stove. The second reception room is currently used as a bedroom but would be ideal as a further sitting room or dining room. A pretty staircase rises to the first floor with two double bedrooms and a bathroom, A second staircase rises to the second floor, with two further bedrooms and a second bathroom.

The bedrooms are well proportioned and come with good views of the gardens. Th bathrooms are elegantly furnished and variously come with traditionally styled fixtures and fittings, heated chrome towels rails and attractive tiling. The property is currently having a new boiler/heating system installed

Outside

There is a very pretty enclosed walled garden to the front of the cottage with a little stone outbuilding which could be converted into a home office. There is also parking for at least 2 cars to the rear. Situation This pretty cottage is located on the edge of Shepton Mallet in a peaceful and secluded position Shepton Mallet is a thriving historic market town, with a weekly market, Tescos, Boots and a variety of other shops in the





centre. Green flag award winning Collett Park gifted to the town of Shepton Mallet by John Kyte Collett in 1906 is within easy walking distance and provides a beautiful open space with something for the whole family. The Mendip hills, an area of outstanding natural beauty is nearby and offers wonderful opportunities for walking and outdoor pursuits.

The historic city of Wells is just 5 miles away and is the smallest Cathedral city in England. The high street is vibrant and home to a good selection of chain stores (such as Boots and Waterstones) and a variety of independent shops, restaurants, and pubs. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and a new Lidl, soon to be built.

Other local attractions and amenities include the well-known Bath and West Show Ground, the Wells and Mendip golf clubs whilst sailing and fishing can be found on the Chew Valley and Blagdon Lakes. The heritage city of Bath and regional centre of Bristol are both within very easy reach. Transport links are very good with mainline rail services to London Paddington and Exeter available from Castle Cary railway station which is just 15 minutes' drive away. The A303 can be easily accessed and is a 20-minute drive. Bristol International Airport is 20 miles away.

Local schools include St Paul's in Shepton Mallet, Wells Blue School and Ansford Academy in Castle Cary. Local independent schools are excellent and include All Hallows prep school, Downside School, the Bruton Schools, Wells Cathedral School and Millfield.

Services: Mains gas electricity and drainage

Tenure Freehold



Council Tax band E EPC rating N/A

Directions: From the centre of Shepton Mallet turn left off the A361 into Brewery Lane. 5 Brewery lane can be found at the end of the lane on the left hand side.

Postcode: BA45QD

What three words: <https://w3w.co/handover.gross.origin>

Local Authority Somerset Council

Viewing by appointment only Lodestone Property | Estate Agents | Sales & Lettings Wells | Bruton | Shaftesbury

Material Information In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance • Guide Price £650,000 • Property Type – Detached • Property Construction – Stone • Number and types of rooms - See details and plan, all measurements being maximum dimensions provided between internal walls • Broadband - please refer to ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>, Vendor has advised there is fibre to the property. • Mobile signal/coverage – please refer to ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage> • Parking parking for 2 cars • Building Safety – The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm. •

Restrictions - We are not aware of any other significant/material restrictions, but we'd recommend you review the title/deeds of the property with your solicitor. • Rights and easements – We're not aware of any other significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your



solicitor. • Flood Risk - according to the environment agency's website, the property is in flood zone 3 (surface water) We have a statement from the vendor that he has no knowledge of it having ever flooded.

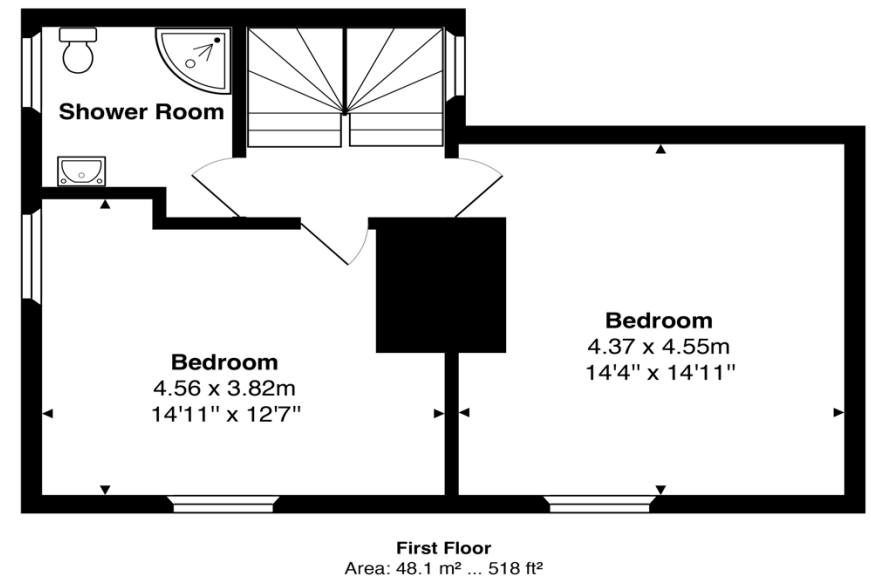
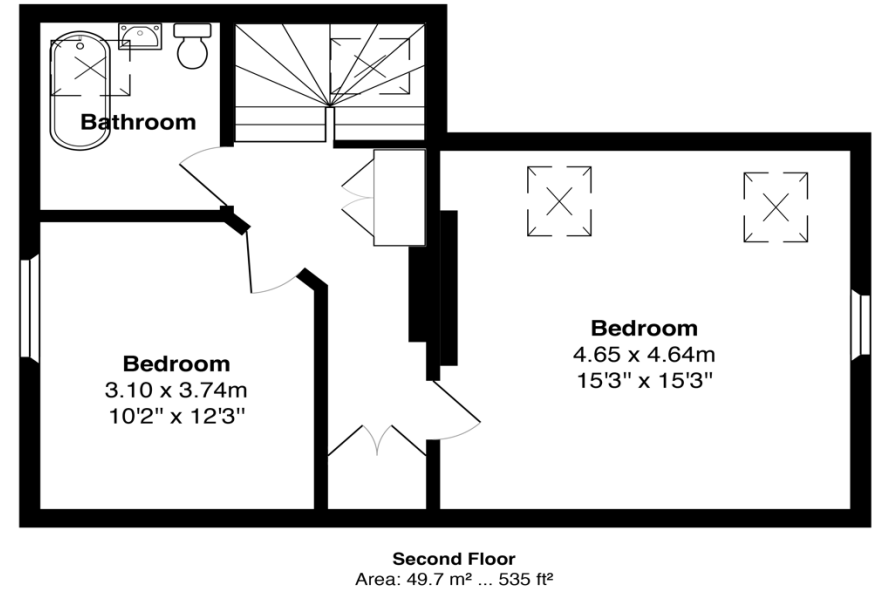
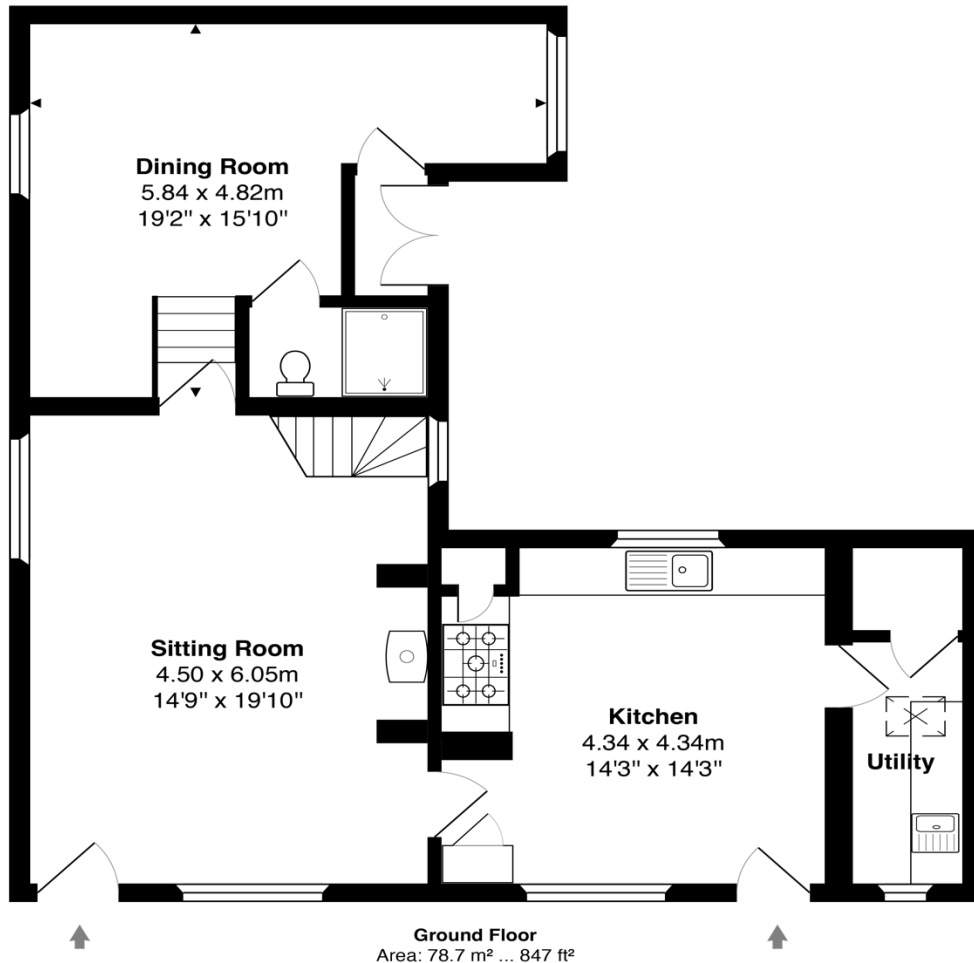
- Coastal erosion risk - N/A
- Planning permissions None known
- Accessibility/ Adaptations – none that we are aware of
- Coalfield or mining area - N/A

Other Disclosures No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are “Material Information” to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure. Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain profession confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quote approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given about planning permissions or fitness for purpose.

5 Brewery Lane, Shepton Mallet



Approximate gross internal floor area of main building - 176.5 m² / 1,900 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

www.lodestoneproperty.co.uk

Bruton & Shaftesbury

Fry's Halt
Station Road
Bruton, Somerset
BA10 0EH
Tel: 01749 605099
bruton@lodestoneproperty.co.uk

Wells

Melbourne House
36 Chamberlain Street
Wells, Somerset
BA5 2PJ
Tel: 01749 605088
wells@lodestoneproperty.co.uk

www.lodestoneproperty.co.uk

