



Lower Silk Mill, Darshill, Shepton Mallett, BA4 5HF

Guide Price £337,500

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Quote Reference NF0664 To Arrange Your Viewing

Step back in time with this enchanting Grade II listed cottage in Darshill, Shepton Mallet. Dating back to the 19th century and nestled within a former silk mill development, this home exudes heritage and charm. The meticulously refurbished interiors showcase a seamless blend of historic character and modern comforts. From the vaulted ceilings and skylights in the kitchen/dining room to the cosy living room with deep-set windows, every corner tells a story of bygone craftsmanship. The private enclosed rear garden offers a peaceful retreat with paved patio areas, perfect for al fresco dining. With two parking spaces, communal gardens, and visitor parking, this cottage embodies a harmonious blend of past and present.





Hallway

Door to the front aspect with a double glazed window inset, stairs leading to the first floor, radiator, gas metre, telephone point and luxury vinyl flooring.

WC

1.93m x 0.75m (6'3" x 2'5")

Extractor fan, chrome towel radiator, low level WC, wall mounted wash hand basin and tiled flooring.

Living Room

4.99m x 4.58m (16'4" x 15'0")

Double glazed windows to the rear aspect with wooden shutters, glazed arch doorway into the kitchen/dining room, three wall lights, a fitted cupboard with shelving, two radiators and a television aerial.





Kitchen/Dining Room

6.45m x 2.76m (21'1" x 9'0")

Double glazed door to the side aspect with double glazed windows to the rear, side aspects and three double glazed skylights, vaulted ceiling with exposed wooden beams, a range of wall and base units with wooden work tops, inset Belfast style sink with mixer tap over, integral Smeg oven, induction hob, spaces for a dishwasher and fridge freezer, radiator and tiled flooring.

Utility Room

2.64m x 1.87m (8'7" x 6'1")

Obscure double glazed window to the side aspect, wall mounted Rehema boiler, consumer unit, laminate work top with spaces under for a washing machine and tumble dryer, with tiled flooring.

Study

4.09m x 2.89m (13'5" x 9'5")



Landing

Double glazed window to the front aspect with wooden shutters, exposed roof trusses, radiator and low power air movement machine.

Bedroom One

4.69m x 3.7m to wardrobes (15'4" x 12'1")

Double glazed window to the rear aspect with wooden shutters, seven door fitted wardrobes and a radiator.

En-Suite

0m x 0m (0'0" x 0'0")

Extractor fan, recessed spot lights, shaving socket, partially tiled walls, radiator and tiled flooring. There is a three piece suite comprising a corner shower cubicle with mixer shower over, conder wash hand basin with tiled splash back and a low level WC.



Bedroom Two

3.62m x 2.33m (11'10" x 7'7")

Double glazed window to the rear aspect with wooden shutters, fitted storage cupboard with overhead storage and a radiator.

Bathroom

1.96m x 1.65m (6'5" x 5'4")

Recessed spot lights, loft hatch, partially tiled walls, white towel radiator, shaving socket and tiled flooring. There is a three piece suite comprising a Bath with shower attachment, pedestal wash hand basin and a low level WC.

Rear Garden

10.8m max x 4.14m (35'5" x 13'6")

Enclosed by rendered and exposed stone walls with a rear access gate. Laid to patio paving with an outside tap, power point and light.





Parking Spaces

There are two allocated parking spaces with the property, both numbered. There is one at the front near the courtyard on the right hand side as you drive in the main entrance. The second space is located along the lane and also number, meaning you have easy access from the rear garden.

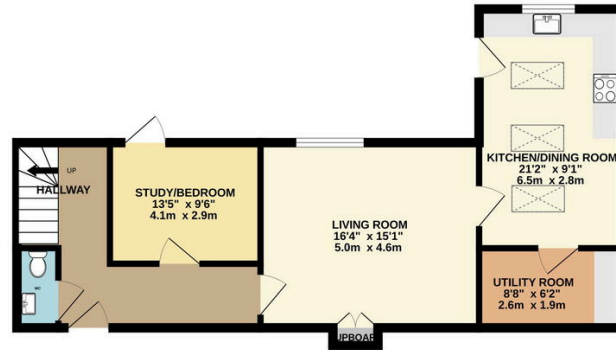
Communal Gardens

To the front of the old mill is an area of beautiful communal gardens which are surrounded by mature shrubs and various beds. The courtyard is a large flag stone area. Nearer the entrance is a bin store and visitor parking spaces.

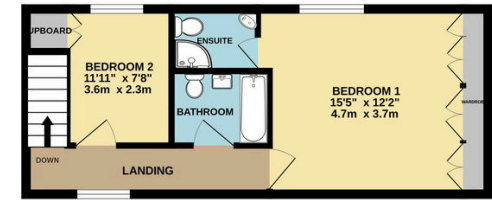
Agents Notes

There is a management company that is run by the residents and they pay £540 per annum and this includes the upkeep of the gardens, and electric in the the communal area.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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