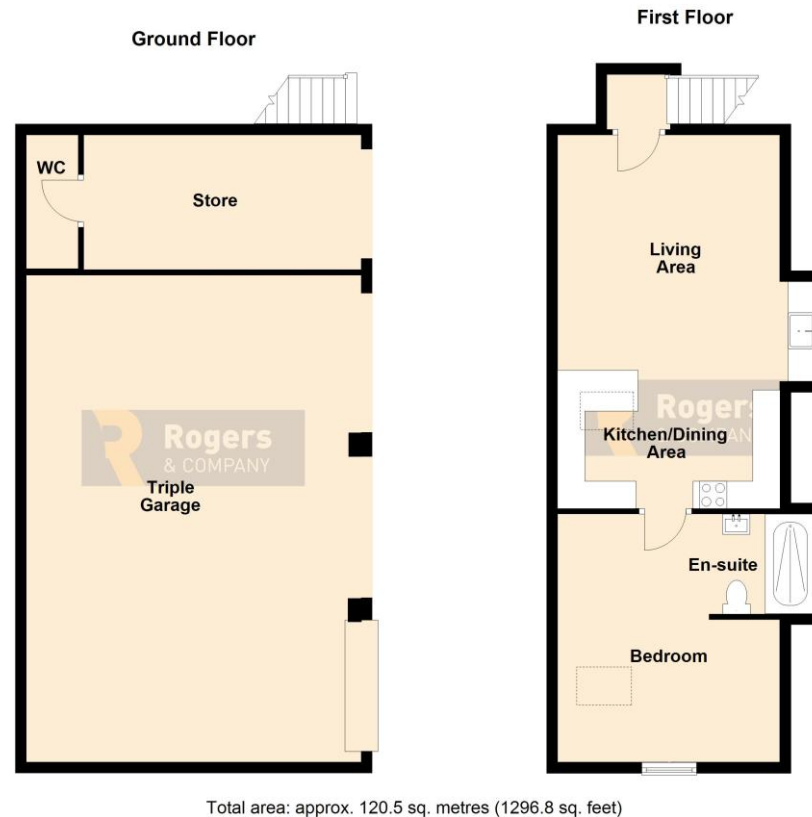




The Coach House
The Old Dairy
Chelynch
Doulting
Shepton Mallet
BA4 4PY

Guide Price £299,950

A unique opportunity to purchase a recently constructed coach house, built by the current owner along a quiet picturesque lane on the edge of the sought after Mendip village of Doulting. With outside space that could either make four large parking spaces or a mixture of parking and garden, depending on your preferences and the ability (subject to the necessary consents) to convert the ground floor into living/bedroom accommodation, should you require. The property has air conditioning, providing heating and cooling and is connected to a Klargester water treatment plant. There is potential to purchase a neighboring building plot, with full planning to construct a detached residence of over 4000sqft with an adjoining 4-acre paddock and a double garage all by separate negotiation.



Total area: approx. 120.5 sq. metres (1296.8 sq. feet)

Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

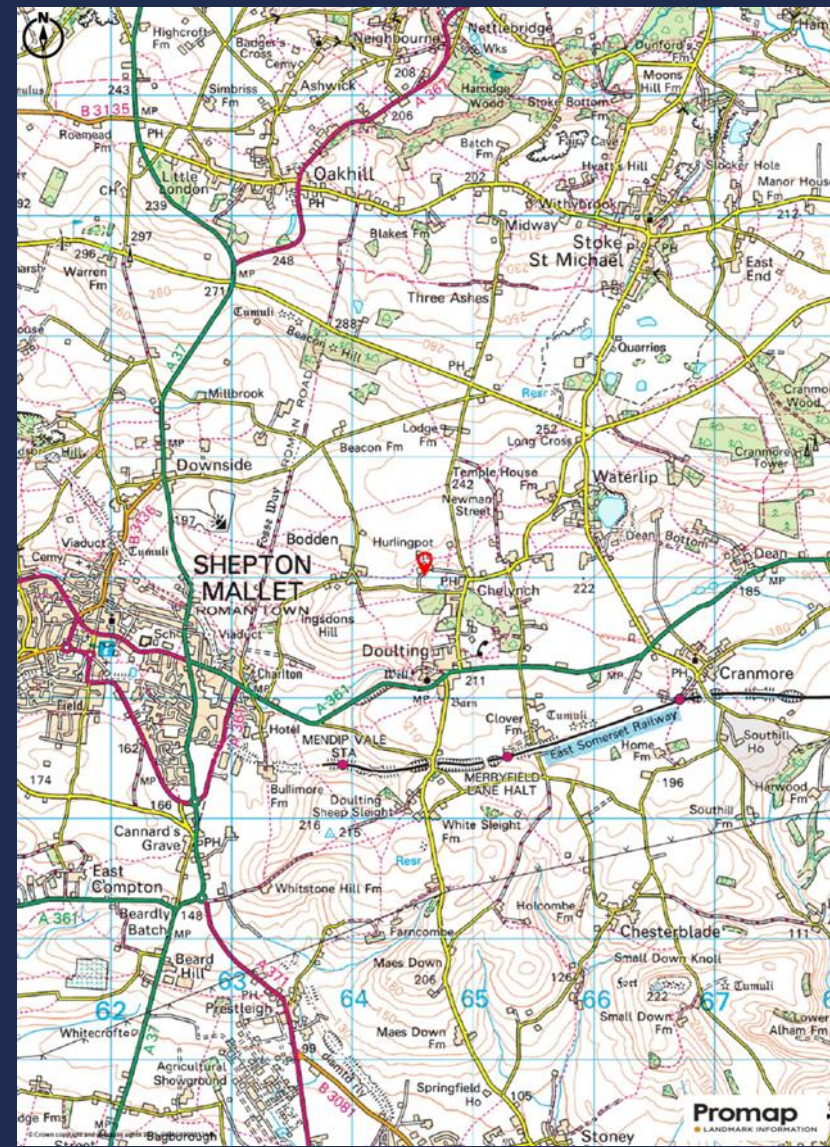
Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 1296 Sqft Recently Constructed Coach House
- Fully Fitted Contemporary Kitchen
- Large Double Bedroom
- En-Suite Shower Room
- Air Conditioning (Heat & Cooling) & Klargester Water Treatment Plant
- Three Garages & Additional Store
- Parking For Up To Four Vehicles
- Potential For Garden Should You Not Require All The Parking
- Potential To Acquire a Neighboring Building Plot with Full Planning Permission
- Potential To Acquire 4 Acres of Additional Land & Additional Double Garage All By Separate Negotiation
- The Tenure Is Freehold
- Electricity, Mains Water And A Water Treatment Plant Are Connected.
- The Council Tax Has Yet To Be Banded.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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