

# LODESTONE



*3, West End Court*









## 3 West End Court,

BA4 5WW

Guide Price: Offers in Excess of £275,000

3   
Bedrooms

2   
Bathrooms

1   
Receptions

### PROPERTY FEATURES

- Beautiful Town House style accommodation
- Listed conversion of former work house
- Very high standard of presentation
- Three bedrooms
- Spacious kitchen / dining room
- Bath/shower rooms on first and second floor
- Potential to park two cars
- Walking distance into Shepton Mallet



Nestled in the striking Norah Fry building in Shepton Mallet no. 3 West End Court forms part of an impressive listed former workhouse where historical interest combines with modern design and convenience. This beautifully presented terraced property provides three-storeys in a townhouse style with the ground floor space having been cleverly divided to provide a spacious kitchen dining room and separate utility room that has access into the courtyard and a downstairs WC. On arriving through the smart red front door, the quality of the interior is evident with stairs rising to the first floor enclosed by a contemporary solid wood banister with metal spindles that lead from the welcoming hallway. The kitchen is double aspect with a range of appliances set within smart floor and wall units set off against white metro tiling. There is plenty of room for a dining table in front of the large window looking out over the front of the property. Stairs rise to the first floor and a light and spacious landing area, where a comfortable sitting room and the first of three bedrooms which has an adjacent shower room lead off. On the second floor an equally spacious and welcoming landing leads to the master bedroom and third bedroom which the current occupants are using as a study area. An exceptionally well fitted bathroom serves these two rooms. Wooden sash windows flood the property with light and a clean and bright décor scheme make this a perfect property to move into and start enjoying life in Somerset. Properties in this sought after development rarely become available for sale and we highly recommend viewing.

### Outside

To the rear of the property, double gates provide access to the parking and courtyard area, which offers additional convenience and security. The courtyard space presents an exciting opportunity for those with an interest in creating a garden area as it could easily be transformed into an attractive area for enjoying outside entertaining.





Whether you envision a serene outdoor sanctuary with plants and seating, a small vegetable garden, or a stylish alfresco dining area, this flexible outdoor space can be tailored to suit your lifestyle and personal taste. The courtyard area could also be cleared to create parking for two vehicles if required.

### Situation

The Norah Fry building, which is within easy walking distance of Shepton Mallet, was originally the Shepton Mallet Union Workhouse. It was built in 1836, and the architect was Jesse Gane. Shepton Mallet is a historic market town located in the heart of Somerset. Nestled within the stunning Mendip Hills Area of Outstanding Natural Beauty, Shepton Mallet offers a unique blend of rich history, scenic countryside, and modern amenities. Known for its charming streets, quaint buildings, and welcoming community, the town provides a peaceful yet well-connected setting for both residents and visitors. With its roots dating back to Roman times, Shepton Mallet boasts a wealth of history, evident in its many historical landmarks, such as the medieval church of St. Peter and St. Paul, as well as its proximity to the impressive Glastonbury Abbey and the renowned Wells Cathedral. The town's historical significance also extends to its former role as a centre for the wool and cloth industries in the Middle Ages. Today, Shepton Mallet remains a thriving market town, offering a variety of local shops, cafes, and restaurants that cater to both residents and visitors. The town is known for hosting regular markets, where local traders sell fresh produce, crafts, and antiques. The surrounding countryside provides plenty of opportunities for outdoor activities such as walking, cycling, and exploring, making Shepton Mallet an excellent base for those looking to enjoy both rural tranquillity and easy access to nearby cities like Bath, Bristol, and Taunton. In addition to its historical and natural appeal, Shepton Mallet is home to a vibrant local community, with regular events and festivals that celebrate everything from local arts and crafts to food and drink. The town is well-served by schools, healthcare facilities, and transport links, making it a popular choice for families, retirees, and those seeking a slower pace of life while still being within reach of larger towns and cities.

## 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.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** D

**Guide Price:** Offers in Excess of £275,000

**Tenure:** Freehold

**Service Charge** - £130 per month

**Ground Rent** - £100 per annum

The service charge includes buildings insurance, grounds maintenance, external property maintenance and upkeep and cleaning and maintenance of the communal areas.

### PART B

**Property Type:** Terraced House

**Property Construction:** Standard Construction

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains Electricity

**Water Supply:** Mains Water Supply

**Sewerage:** Mains Drainage

**Heating:** Gas Central Heating

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** Two allocated spaces and designated visitors parking.

### PART C

**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:** The property may not be used as a holiday let in accordance with a restriction on the title deed.

**Rights and Easements:** We are not aware of any significant/material restrictions or rights, but we would recommend you review the Title/deeds of the property with your solicitor.

**Flood Risk:** Surface water medium. Rivers and Seas very low.

**Coastal Erosion Risk:** N/A

**Planning Permission:** N/A

**Accessibility/Adaptations:** None

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** Grade II listed therefore not applicable

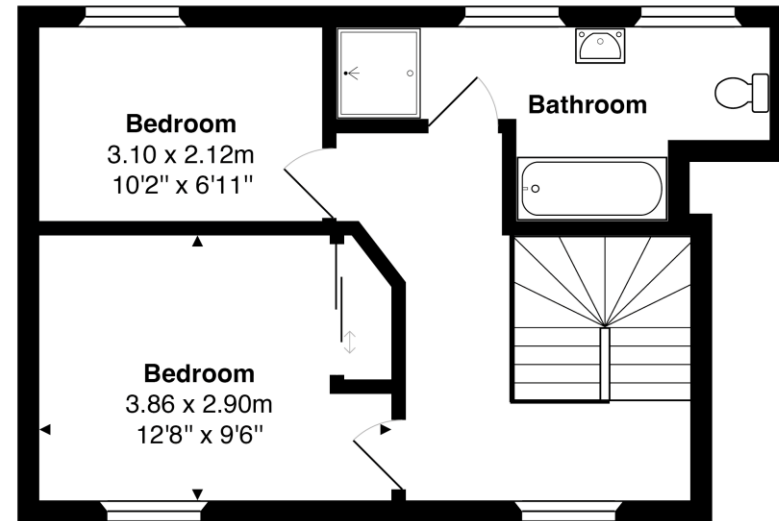
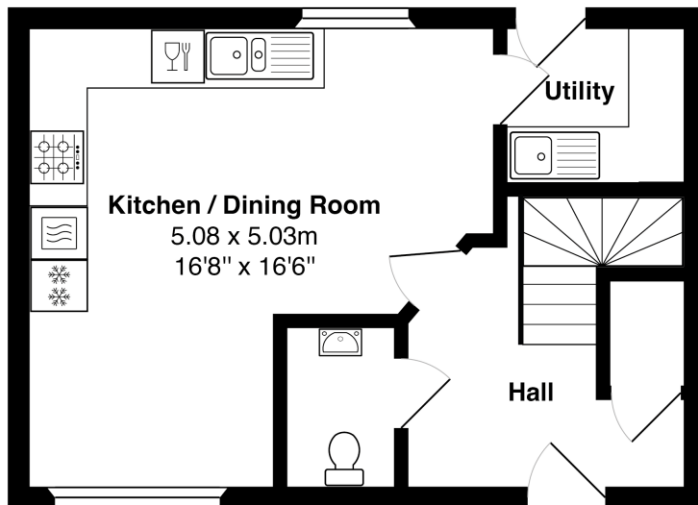
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot 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.

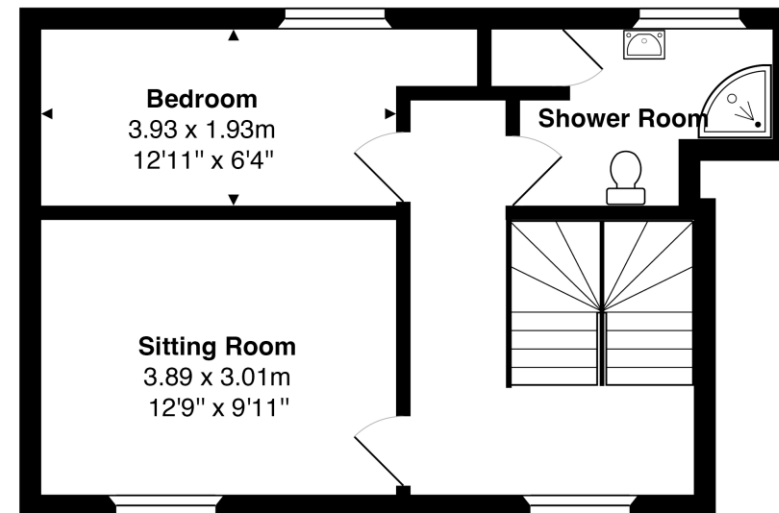
# 3 West End Court, Shepton Mallet



Approximate gross internal floor area of main building  
- 111.2 m<sup>2</sup> / 1,196 ft<sup>2</sup>



**Second Floor**  
Area: 37.8 m<sup>2</sup> ... 407 ft<sup>2</sup>



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.

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