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**1 TIPCOTE HILL,  
SHEPTON MALLET, BA4 5EQ**



**FOR SALE £279,000**

Simon Heal Estate Agents are proud to present this intriguing, early 18<sup>th</sup> century semi-detached cottage set only walking distance from the town centre. Full of original features, the property offers versatile accommodation spread over 3 storeys, gas central heating and a courtyard garden. Rich in history and heritage, 1 Tipcote Hill is a wonderful, Grade II listed house, very well looked after by the current owner.

**VIEWING IS A MUST TO APPRECIATE THIS LOVELY PROPERTY**  
**AVAILABLE VACANT WITH NO CHAIN**

### FRONT DOOR INTO:

Entrance hall with flagstone flooring, stairs to first floor, coved ceiling, electric meter box, wood panelling to dado level. Doors into:

### LOUNGE

**4.3m x 3.7m**

Fully working fireplace, radiator, ornate coved ceiling, flagstone flooring, twin wooden doors up to kitchen, telephone point, large window to front.



### KITCHEN/ BREAKFAST ROOM

**4.4m x 2.8m**

Window to rear, oak stable door to rear, single drainer sink unit with cupboard under, mixer tap, wall and base units with woodwork tops over, stainless steel and glass extractor hood, range cooker, fireplace with a log burner, space and plumbing for a washing machine, space for a fridge-freezer.



From the entrance hall, stairs up to:

### 1<sup>st</sup> Floor

Landing with stairs to top floor and doors into:

### BEDROOM 2

**4.0m x 4.0m**

Window to front, radiator, fireplace, wooden flooring.



### BEDROOM 3

**3.1m x 2.2m**

Window to front, radiator, wooden flooring.



## BATHROOM

**2.65m x 2.1m**

Window to rear, free standing roll top bath, pedestal wash hand basin, high level WC, separate walk-in shower enclosure, cupboard housing gas boiler which supplies domestic hot water and central heating, window to side, large radiator.



From the landing, stairs to

## Top Floor

### BEDROOM 1

**5.8m x 4.4m**

Max with sloping ceiling. Window to side, rooflight, exposed beams and wooden flooring.



## OUTSIDE

The property has a bijou, but tastefully arranged courtyard garden laid to chippings and surrounded by a stone wall. Further section to side provides rear access.



### Agent Note

EPC and floorplans on order.

Sizes are approximate. The property is Grade II listed, listing number 1058392. Freehold.

Viewing is strictly via agents Simon Heal Estate Agents on 01749 343 111.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.