



Weston Town, Evercreech

£450,000

Council Tax Band C Tax Rate £2,167 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to come and view this fantastic country cottage set in an idyllic situation with views over the fields beyond. Properties like this are hard to find, and this is an excellent example of a lovely character cottage tucked away at the edge of the village of Evercreech. With views over the fields to the rear you will have found your place in the country. Evercreech is pleasantly situated in beautiful countryside, away from, but in easy reach of, major roads which will connect you within a short drive to Bruton, Castle Cary, Frome, Street, Glastonbury, Wells and Shepton Mallet. Inside the property you have a spacious kitchen diner and a large living room that is multi aspect and offers space for both lounge and dining furniture, should you wish, and also features a wood burning stove. Upstairs you will find three generous bedrooms and a stylish bathroom with a free standing cast iron bath. Outside you have a separate, detached annex or work at home studio with shower en-suite set within the beautiful garden. Driveway Parking is available to the front of the home. To view the virtual tour please follow this link: [Click Here](#)

Situation

Evercreech is a thriving Somerset village offering an attractive blend of rural charm, excellent amenities and convenient access to some of the county's most desirable destinations. The village enjoys a strong sense of community and benefits from a range of everyday facilities including a village shop, post office, primary school, medical centre, public houses and recreational facilities. Surrounded by beautiful countryside, Evercreech provides immediate access to an extensive network of footpaths and bridleways, ideal for walking, cycling and exploring the picturesque Somerset landscape. Nearby attractions include the historic market town of Castle Cary, renowned for its independent shops, cafés and mainline railway station offering direct services to London Paddington. The popular centres of Bruton and Frome are also within easy reach, both celebrated for their vibrant arts scenes, boutique shopping and excellent dining establishments. The area is perfectly placed for enjoying some of Somerset's most notable attractions, including the Mendip Hills, Wells Cathedral City, Longleat House and Safari Park, and the world-famous Glastonbury Festival site. Excellent road connections via the A371 and A37 provide straightforward access to Bath, Bristol and the wider South West, making Evercreech an appealing location for commuters, families and those seeking a relaxed village lifestyle with excellent connectivity.



Key Features

Beautiful Character Cottage
Detached Annex or Work From Home Studio.
Large Low Maintenance Garden
Three / Four Bedrooms
Wood Burning Stove
Countryside Views

Rooms

Entrance Hallway

7'1" x 7'2" (2.16m x 2.19m)

Kitchen

16'4" x 11'2" (4.98m x 3.40m)

Living and Dining Room

26'2" x 12'8" (7.98m x 3.86m)

First Floor Landing

8'11" x 5'8" (2.72m x 1.73m)

Bedroom One

13'1" x 11'3" (3.99m x 3.43m)

Bedroom Two

12'5" x 10'2" (3.79m x 3.10m)

Bedroom Three

12'5" x 7'4" (3.79m x 2.23m)

Bathroom

9'10" x 5'5" (3.00m x 1.65m)

Annex/Studio

17'7" x 8'9" (5.36m x 2.67m)

Annex Shower Room

4'8" x 8'9" (1.42m x 2.67m)

Directions

From our offices exit Frome on the Marston Road and take the bypass along the A361 and head to Shepton Mallet. Upon entering Shepton Mallet turn left at the traffic lights and proceed along Fosse Lane. At the round-a-bout take the first exit along the A37 and at the next round-a-bout take the first turning along the A371. Proceed along down the hill and turn left towards Evercreech along the B3081. Drive into Evercreech and turn right along Weymouth Road, follow this road into Weston Town and the property will be found on your left hand side.

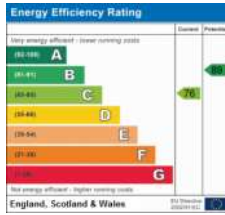
Agent Notes

Additional material information may be available from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible outcome for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages.





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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.