



## 4 Crane Cottages

West Cranmore Shepton Mallet BA4 4QN

A fantastic opportunity to purchase this beautifully presented and extended three double bedroom, 1930's semi-detached house, finished to a very high specification. Situated on an enviable plot backing onto recreation ground and located within the highly regarded village of Cranmore, 4 miles from Shepton Mallet and approximately 9 miles to Frome. Stand out features to this comfortable family home comprise entrance hall, lounge with wood burning stove, dining room with bi-fold doors, handmade shaker style, solid wood kitchen with granite work surfaces and integrated Neff appliances, boot/utility room, shower room, three large bedrooms and highly specified family bath/shower room. External features include large open plan lawned front garden, paved courtyard rear garden; parking for several vehicles and 6m x 6m double skinned detached garage boasting annexe potential. This thriving village is located perfectly for country walks including the East Mendip Way, and amenities include village hall, pre-school, Strode Arms public house, cricket club, tennis court and East Somerset Steam railway. Nearby is St Aldhelm's Primary School in Doultong, and a 25min drive to Castle Cary station with direct link to London. Viewing is highly recommended, vendor suited with no onward chain.

**Guide Price £395,000**





## ACCOMMODATION

All measurements are approximate

### Conservatory

10'9" x 10'5" (3.28 x 3.18)

UPVC double glazed and brick construction with French doors to the side. Tiled flooring. Light. Coat hanging space. UPVC double glazed door to the:

### Hallway

UPVC double glazed window to the front on the half stair landing. Radiator. Travertine stone tiled flooring. Stairs to the first floor. Smoke alarm. Door to walk-in understairs cupboard with UPVC double glazed window to the side and housing floor standing oil fired boiler. Doorway to the:

### Kitchen/Dining Room

21'11" x 10' (6.67 x 3.05)

Two UPVC double glazed windows to the side with granite window sills. Double glazed bi-fold doors to the rear. Radiator. Extensive range of handmade shaker style solid wood wall, base and drawer units with corner carousel units and plate rack. Granite work tops and upstands with inset stainless steel one and a half bowl sink unit with swan neck mixer tap and bevelled drainer. Built-in Neff double oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated Neff dishwasher and fridge. Space for dining table. Travertine stone tiled flooring, wall lights and inset ceiling LED spotlights. Smoke alarm. Wooden latched stable door to the boot/utility room. Opening to the:

### Lounge

13'4" x 11'12" (4.07 x 3.65)

UPVC double glazed window to the front. Radiator. Feature fireplace with granite mantle, slate hearth and wood burning stove inset. Extraction vent. Wall lights.



### **Boot/Utility Room**

11'2" x 10'6" max (3.40 x 3.20 max)  
UPVC double glazed window to the rear.  
Radiator. Rolled top work surface with tiled splash-backs. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Integrated fridge/freezer. Coat hanging space. Extractor fan. Fuse box and electric meter. Travertine stone tiled flooring. UPVC double glazed door to the side. Wooden door to the:

### **Shower Room**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising corner shower cubicle with pressurised mains shower over, glass shelving and doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Travertine stone tiled flooring. Extractor fan.

### **FIRST FLOOR**

#### **Landing**

Smoke alarm. Doorway to storage cupboard with hanging rail. Access to boarded loft space with ladder. Wooden oak doors off and into:

#### **Bedroom One**

12'12" x 11' (3.96 x 3.36)  
UPVC double glazed window to the front.  
Radiator. Exposed wood flooring and wall lights. Door to linen cupboard with shelving and hot water tank.

#### **Bedroom Two**

11'6" x 10'1" (3.50 x 3.07)  
UPVC double glazed window to the rear.  
Radiator. Exposed wood flooring and wall lights. Feature cast iron fireplace.

#### **Bedroom Three**

11'1" x 10'8" (3.37 x 3.24)  
UPVC double glazed window to the radiator.

Radiator. Exposed wood flooring and inset ceiling LED spotlights. Access to loft space.

### **Family Bath & Shower Room**

Obscured UPVC double glazed window to the side. Chrome towel radiator. Four piece white suite with Travertine stone tiled surrounds comprising double ended bath with integrated taps, large walk-in shower enclosure with Mira electric shower over, glass screen enclosing and drying area, pedestal wash hand basin and w/c with dual push flush. Anti-slip vinyl flooring and inset ceiling LED spotlights. Extractor fan.

### **EXTERNALLY**

#### **Front Garden**

Shared pathway leading to the front of the property. Large area laid to lawn and slate chipping borders. External post box. Steps leading down to storage area to the rear and side of garage/workshop with external power points. Raised bank with retaining wall enclosing. Driveway providing off road parking for 4-5 vehicles. LPG bottles for supplying the gas hob. Five-bar gate leading to:

#### **To The Side & Rear Garden**

Flagstone paved courtyard area to the sides and rear of the property with raised beds with slate beds, shrubs and walling enclosing. Garden shed. Concealed oil tank. Steps and gate leading to recreation ground. All enclosed by railings and walling.

#### **Double Garage/Workshop**

19'8" x 19'8" (6.0 x 6.0)  
Up and over door to the front. Power and lighting. Eaves storage. Personal security door to the rear. Cavity wall insulated. Potential to convert into annexe accommodation, with ducting running from the house to allow water supply.





Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **D**



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

