



£355,000

At a glance...



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**holland
& odam**

12 Crane Cottages
West Cranmore
Shepton Mallet
Somerset
BA4 4QN

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 to Shepton Mallet and then the A361 to Frome. Proceed through the village of Doulling and then at the staggered crossroads turn right signposted West Cranmore. Continue for 400m then turn left into the village past The Strode Arms. The property will be found on the left hand side after another 200m.

Services

Mains electricity, water and drainage are connected. Oil central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The property lies in the village of West Cranmore which is situated between Frome and Shepton Mallet. The village has a very popular public house, church, village hall and a steam railway with a cafe. A general stores can be found in the village of Stoke St Michael to the north. The property is within the catchment of the primary school at Doultong and is eligible for free transport to Whitstone School at Shepton Mallet. All Hallows Prep School and Downside Public School are within an easy drive. The towns of Frome and Shepton Mallet offer a comprehensive range of shopping facilities and public amenities.

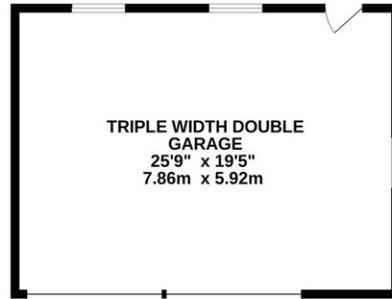
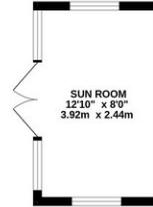
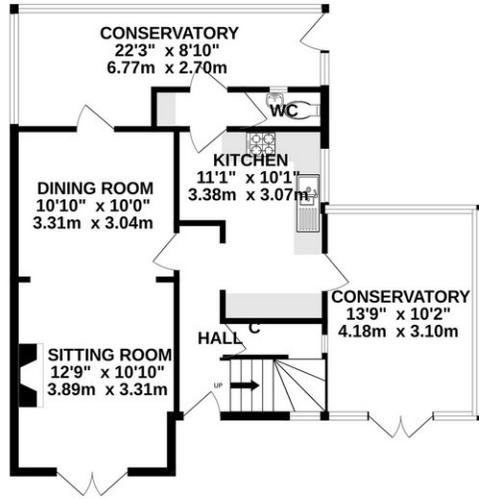
Insight

A very well presented two bedroom (originally three bedrooms) semi-detached property in the popular village of West Cranmore. Benefitting from having a large south facing rear garden, double garage and workshop, two conservatories and ample parking.

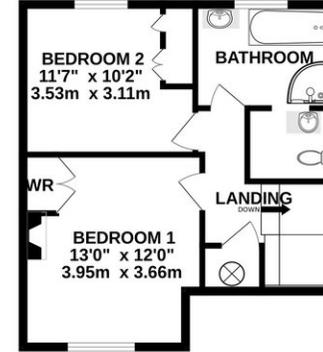
- During the past few years the property has been improved vastly with a new kitchen, carpets, fascias and soffits, oil combi boiler and new consumer unit.
- Two generous double bedrooms with potential to be returned to three bedrooms if desired. Bedroom three has been converted to create a large upstairs bathroom.
- Double garage and workshop with additional parking for at least two or three cars.
- Large patio measuring approx' 9.9m x 11.3m and a lovely lawned garden measuring 12.3m x 11.3m. Edged with attractive borders and mature shrubs and trees.
- Summerhouse with light and power
- Kitchen with wooden worktops and integrated dishwasher, double oven and electric hob
- Two conservatories, one with a "warm roof" and the other with a utility area to one end



GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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