



£475,000

At a glance...



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**holland
& odam**

Tree Cottage
Hedge Lane
Pylle, Near Shepton Mallet
Somerset
BA4 6SU

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Shepton Mallet. Just before the village of Croscombe turn right opposite the turning to Dinder. Continue along this road for approximately 3 miles until reaching the junction for Glastonbury and Shepton Mallet. Turn right at this junction onto the B3136 and continue until reaching the junction with the A361. Turn left at this junction onto the A361 and at the T-junction right onto the A37. Follow this road for c. 2 miles until entering the village of Pylle. Turn right into Hedge Lane and Trees Cottage is the last of the detached houses on the right hand side.

Services

Mains electricity, gas, and water connected. Private drainage. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

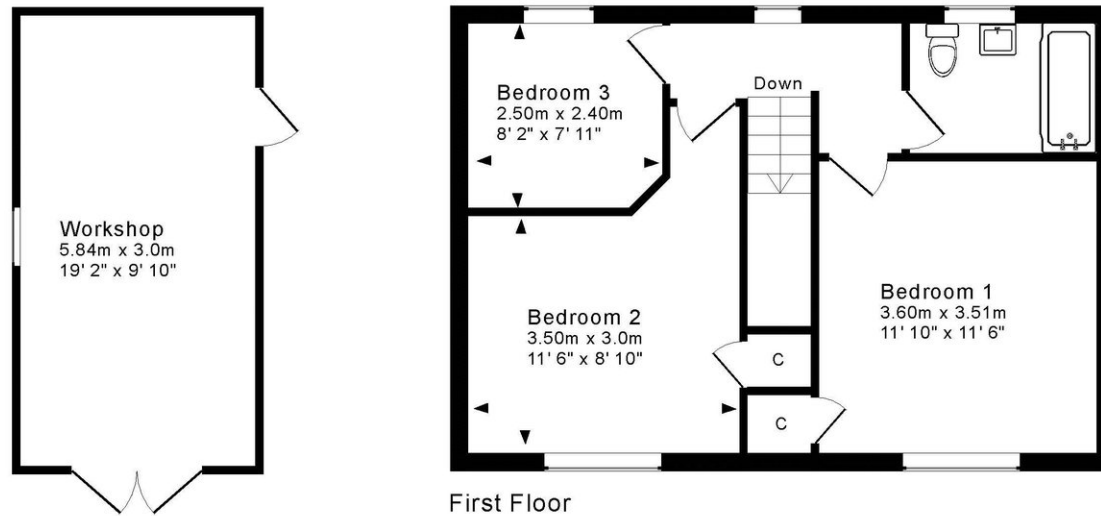
Pylle is situated between Shepton Mallet and Ditcheat and not far from the city of Wells. Within the village there is a farm shop and restaurant. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). Bristol and Bath lie c.22 miles to the North and North East respectively. Street and Glastonbury lie c.10 miles to the west and Yeovil c.20 miles to the south. A mainline train station is available at Castle Cary (c.6 miles).

Insight

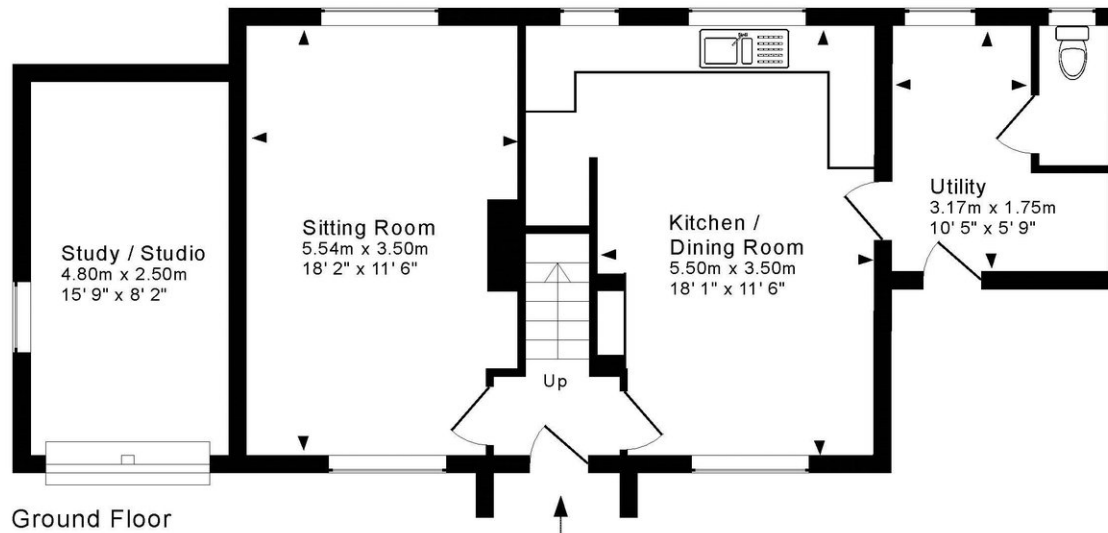
Set on a quiet lane this detached house offers huge scope to develop further (stpp) and has been refurbished over the last few years to create a comfortable home as it stands with far reaching views over opens fields to the front and rear.

- A detached house built in the 1960's with huge scope to extend (stpp)
- Set on a quiet lane with glorious views over open countryside
- Double aspect sitting room with open fireplace
- Double aspect dining kitchen
- Utility room with ground floor W.C. and an adjoining study/studio
- Three bedrooms (two with built-in storage and enjoying lovely views)
- Family bathroom
- Gas fired central heating and double glazed windows and doors throughout
- Plenty of parking with a detached workshop/store
- Set in lawned garden of c.0.2 acres





First Floor



Ground Floor

For indicative purposes only.
Drawing Number : 147-0733

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