



“The Cottage” and Paddock, Charlton Road, Shepton Mallet, Somerset

A rare and exciting opportunity to buy this unique and fascinating barn, referred to as “The Cottage”, with significant development potential STPP. With the addition of a 1.5 acre paddock bordering Collett Park.

All within walking distance of the schools and amenities in Shepton Mallet.

◆ Barn

◆ 1.5 acre Paddock

Both with development potential (STPP)

For sale as a whole:

Guide Price: £400,000

Or as separate lots:

“The Cottage”: £200,000

Paddock: £200,000





"The Cottage"

Located to the rear of the garden of Merrymead, "The Cottage" offers significant redevelopment potential offering 800sq ft of accommodation in the current form of a barn. Constructed of stone elevations under a tiled roof, "The Cottage" would readily convert to provide a two or three bedroom dwelling, subject to Planning Permission.

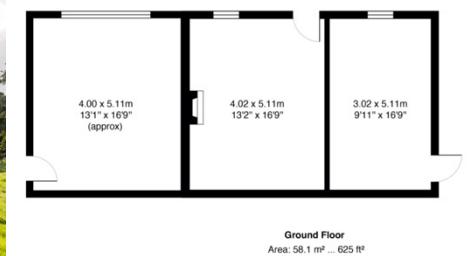
"The Cottage" benefits from a separate access from the main dwelling via a right of way with direct access onto Charlton Road. Externally, gardens wrap around the property and includes a productive vegetable plot.

'The Paddock'

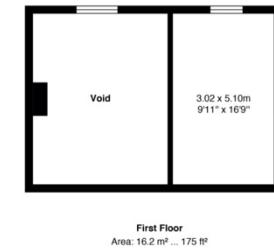
The paddock comprises of a single block of pasture land extending to some 1.5 acres. Collett Park borders the south and east of the land with stone walls and an allotment borders the western border.

The land is accessed via a right of way from Charlton Road and offers potential for development.

(It should be noted that both the Cottage and the Paddock sit within development boundaries of the town, however, any potential purchaser would need to satisfy themselves by undertaking their own enquiries into planning permission.)



Ground Floor
Area: 58.1 m² ... 625 ft²



First Floor
Area: 16.2 m² ... 175 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should not be used as the only or main reference when planning any work. All room measurements are maximum dimensions unless otherwise stated.

Approximate gross internal floor area of main building - 74.3 m² / 800 ft²

Situation

The market town of Shepton Mallet provides everyday shopping facilities, including a local farmers market on Fridays. Collett Park which is attractive parkland with a large duck pond, play equipment and opportunities for natural play adjoins the property. Whitstone Secondary School is directly opposite and the local primary schools are also within walking distance.

Nearby, the cathedral city of Wells offers further amenities. The heritage city of Bath and the regional centre of Bristol are also nearby. Mainline rail services to London Paddington and Exeter can be found at Castle Cary which is 8 miles away. Bristol International Airport is 20 miles away.

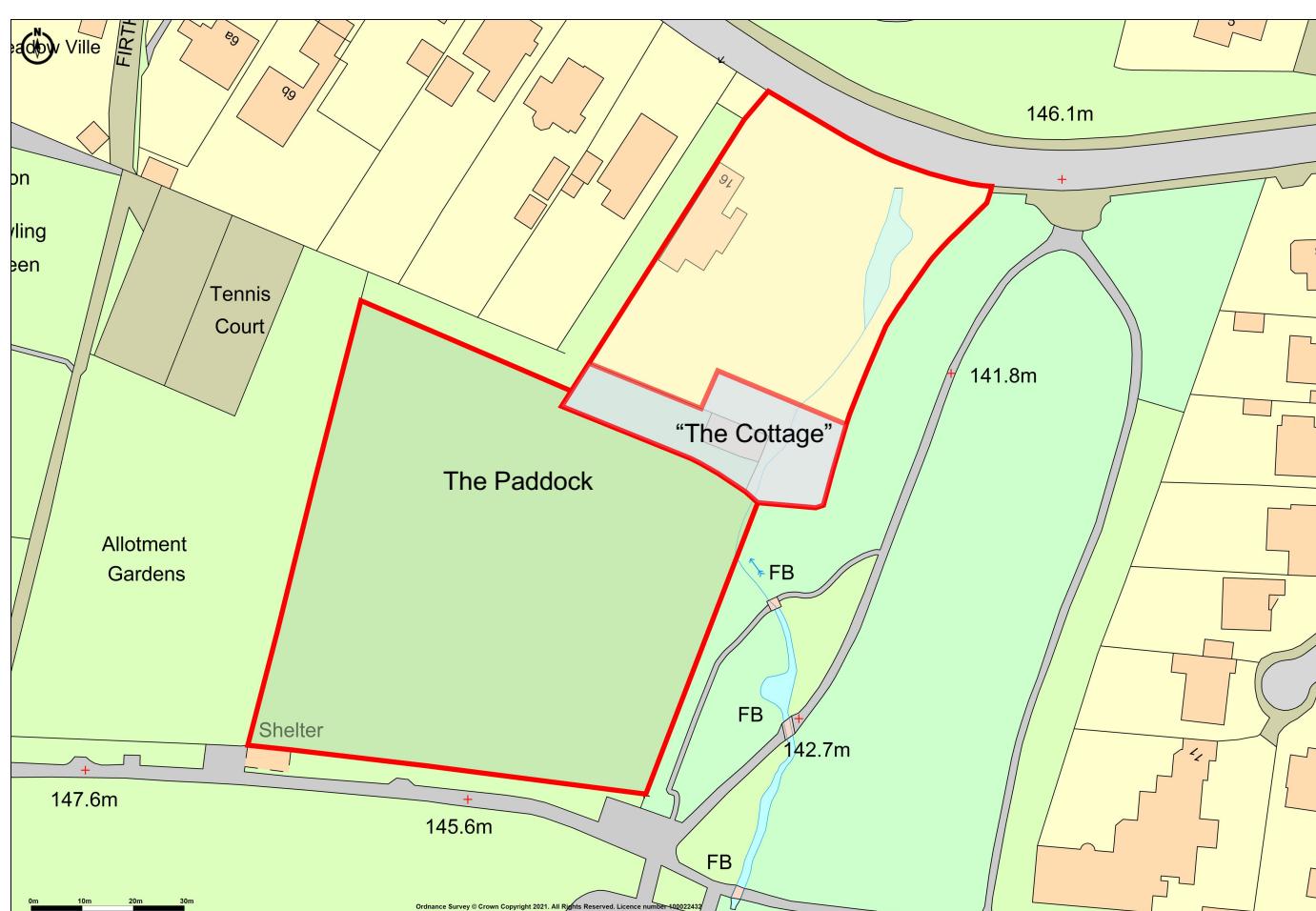
The area is also well known for its variety of sporting and leisure facilities including walking and cycling. There are leisure centres in Shepton Mallet, Wells and Glastonbury and golf courses at Farrington Gurney, Mendip and Wells, sailing at Chew Valley Lake and fishing at both Chew Valley and Blagdon Lakes, as well as Horse Racing in Bath and Wincanton.

Directions

Traveling south on the A37, pass the Kilver Court Shopping Village and proceed to the traffic lights. Turn right onto Charlton Road and proceed along the road some 400m. The property is the second entrance on the left-hand side having passed the entrance to Collett Park and Merrymead.

General Information

- ◆ Tenure - Freehold
- ◆ Services – None connected
- ◆ Local Authority - Mendip District Council Telephone 0300 303 8588.
- ◆ Postcode – BA4 5NY
- ◆ Viewings - Strictly by appointment with the Vendors agent Killens 01749 671172
- ◆ Fixtures and fittings - All those items usually regarded as retained to the vendors are specifically reserved out of the sale.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1000. Paper Size - A4

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