



Merrymead, Charlton Road, Shepton Mallet, Somerset

A rare and exciting opportunity to buy this unique and fascinating home with significant potential. With the main residence offering five bedrooms, five reception rooms and two bathrooms, the property also features generous gardens, a cottage and paddock. All within walking distance of the schools and amenities in Shepton Mallet.

Ground Floor

- ◆ Entrance Hall ◆ Dining Room ◆ Study
- ◆ Garden Room ◆ Sitting Room ◆ Kitchen ◆ Pantry
- ◆ Cloakroom ◆ Reception Rooms

First Floor

- ◆ Landing ◆ Bedroom One ◆ Bedroom Two
- ◆ Bedroom Three ◆ Bedroom Four ◆ Shower Room
- ◆ Bathroom ◆ Bedroom Five ◆ Eaves Storage

Outside

- ◆ Driveway ◆ Double Garage
- ◆ Generous Gardens with stream
- ◆ 1.5 Acre Paddock ◆ Cottage
(both with development potential (STPP))

For sale as a whole:

Guide Price: £1,200,000

Or as separate lots:

House: £800,000

Former Cottage: £200,000

Paddock: £200,000





Description

Situated adjoining Collett Park, on Charlton Road, this substantial and unique property has to be viewed to be fully appreciated. Purpose built in the 1930's to accommodate a doctor's surgery, the main residence is detached with five bedrooms and five reception rooms. The home offers wonderful character with original features of the doctor's surgery and provides plenty of space for a large family. The property is within walking distance of the town's schools and amenities, making it even more surprising that this home has such extensive grounds including a cottage and paddock.

The main house has plenty of character, offering over 2,750sq ft of accommodation. The property, although requires modernisation, has been a well-loved family home and maintained as such. The entrance hall is warming and inviting with its original and attractive staircase. Many of the principal rooms open from here, including the open plan Sitting Room and Dining Room, the Study and Garden Room. To the first floor, there are five bedrooms of which four are doubles, two bathrooms and a significant amount of built-in storage. Multiple rooms are double aspect which creates a light and spacious feel to the property.

As a whole, the property extends some 2.4 acres.

The Grounds

Private and fully enclosed, the grounds of Merrymead are quite spectacular. The mature garden is predominantly to the eastern and southern side of the house and is mainly laid to lawn with a mixture of trees and mature borders. A sun terrace is perfectly situated to the southern side of the property off the Garden Room. A stream runs south to north on the eastern border adding to the impressive gardens.





'The Cottage'

Located to the rear of the garden of Merrymead, The Cottage offers significant redevelopment potential offering 800sq ft of accommodation. 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.

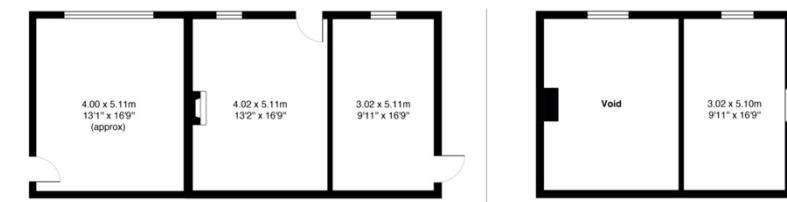
The Cottage benefits from a separate access from the main dwelling via a right of way with direct access onto Charlton Road. Externally, gardens wrap around the property and includes a productive vegetable plot.

'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

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is accepted for any inaccuracy it contains or any information it conveys. No responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with the detailed survey. The dimensions, sizes and areas shown have not been tested and no guarantee is given as to their accuracy or efficiency. No liability is accepted for any errors, omissions or mis-statements.

First Floor
Area: 16.2 m² ... 175 ft²

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

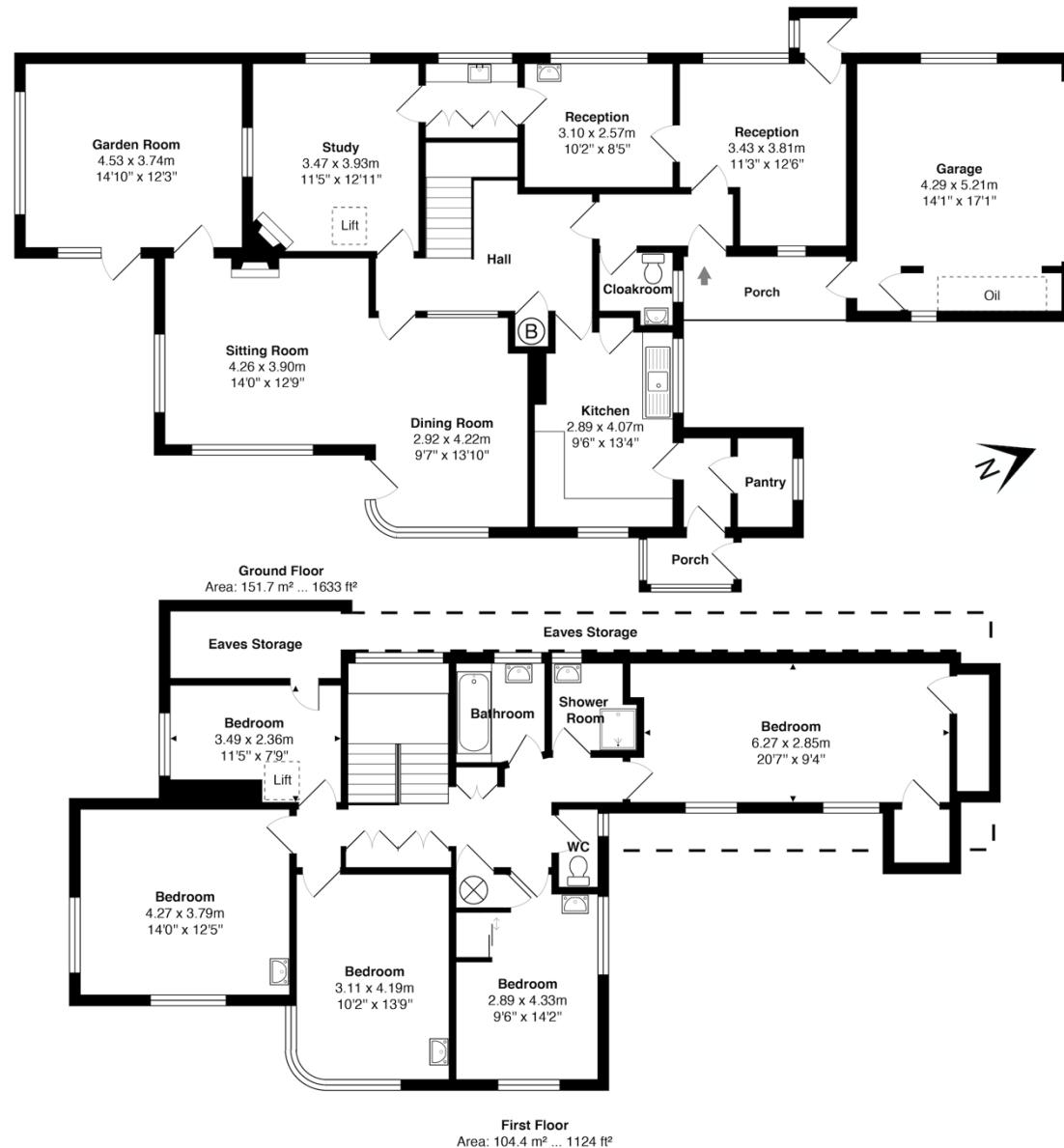
The area is also well known for its variety of sporting and leisure facilities including walking and cycling. There are leisure centres in Shepton Mallet, Wells and Glastonbury and golf courses at Farrington Gurney, Mendip and Wells, sailing at Chew Valley Lake and fishing at both Chew Valley and Blagdon 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 first one on the left-hand side having passed the entrance to Collett Park.

General Information

- ◆ Tenure - Freehold
- ◆ Services - Mains water, mains drainage. Oil heating.
- ◆ Local Authority - Mendip District Council Telephone 0300 303 8588.
- ◆ Postcode – BA4 5NY
- ◆ Energy Performance Certificate – F
- ◆ 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.



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 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. All room measurements are maximum dimensions unless otherwise stated.

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10 Sadler Street, Wells, Somerset, BA5 2SE
Telephone: 01749 671172
Email: wells@killens.org.uk





