





# Moongate

## Downside, Somerset

An exceptional single storey property enjoying a quiet and private setting and adjacent to countryside. This immaculate and beautifully presented bungalow has wonderful open plan living space, four bedrooms and two bathrooms.

Outside are generous landscaped gardens, large detached garage and workshop and electric gates.

### Ground Floor

◆ Entrance Hall

◆ Kitchen/Breakfast Room

◆ Sitting Room ◆ Dining Room

◆ Master Bedroom with En Suite

◆ Bedroom Two ◆ Bedroom Three

◆ Bedroom Four ◆ Bathroom

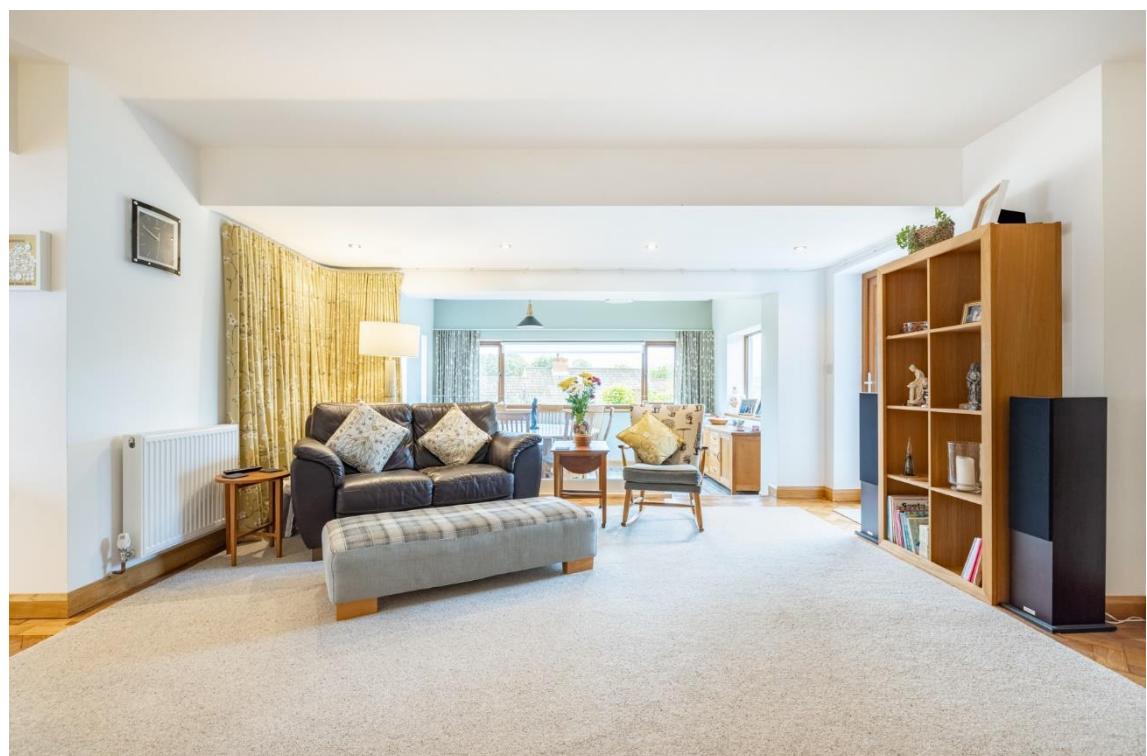
### Outside

◆ Driveway with Electric Gates

◆ Detached Garage with Workshop and Boot Room/Utility

◆ Large Landscaped Gardens

**£675,000**







## Description

Moongate is an absolutely delightful individual home with excellent, highly flexible and generous accommodation. The property has beautiful landscaped gardens and a large detached garage and workshop all in a wonderful location on a quiet country lane on the edge of this popular village just north of Shepton Mallet.

The property has been extensively improved by the current owners with quality and attention to detail throughout. This modern and comfortable property has been re-wired and re-plumbed, it has double glazed oak effect uPVC windows throughout and a recently installed an Air Source heat pump that warms the space with electric under floor heating in the dining room and radiators throughout the rest of the accommodation. The property receives a quarterly payment of £142 from the Renewable Heat Incentive (RHI). This is a UK Government scheme and the payment is made for seven years from installation. The property has been designed externally for low maintenance and includes uPVC cladding and galvanised gutters and downpipes.

## Accommodation

The entrance hall has discreet storage with a generous cloaks cupboard and storage with the air source heat pump controls. A door leads to the superb kitchen and breakfast room with a substantial range of wall and floor cupboards finished in oak with granite work tops. These are complimented by a pale grey 'shaker style' island breakfast bar with a solid oak work tops that features a pop-up charging and electrical point. Integrated Neff appliances include a double oven, microwave, halogen hob and extractor, fridge and dishwasher. The flooring is tiled porcelain which blends perfectly into the oak parquet floor that has been laid in an attractive 'herringbone' style in the sitting room. This elegant room has a wood burning stove that sits on a modern glass hearth and a door that opens into the garden.

A glass balustrade separates the dining area. With triple aspect giving all round garden views and a vaulted ceiling, this is a wonderful area for formal dining and entertaining.

From the kitchen a door leads into an inner hall with doors off to the bedrooms and bathroom. The master bedroom has oak flooring and lovely ceiling beams it also has double doors that give a wonderful view over the garden and adjoining countryside, the doors open out onto the paved terrace in the garden. The modern and stylish en suite shower room has a shower cubicle, wash basin, wc and heated towel rail.



## Accommodation

Bedrooms two and three also have oak flooring. Bedroom four gives the option of many alternative use – a large office, playroom, music room or hobbies/ garden room. This generous room has beams and double doors that open out on the paved terrace in the garden.

The family bathroom is fitted with a stylish modern suite of a bath with a shower over, wash hand basin, wc and heated towel rail.

The attic is accessed from the hall, it is fully insulated and boarded with a light and a Velux style window. It offers potential for additional accommodation – subject to the necessary permissions.

## Outside

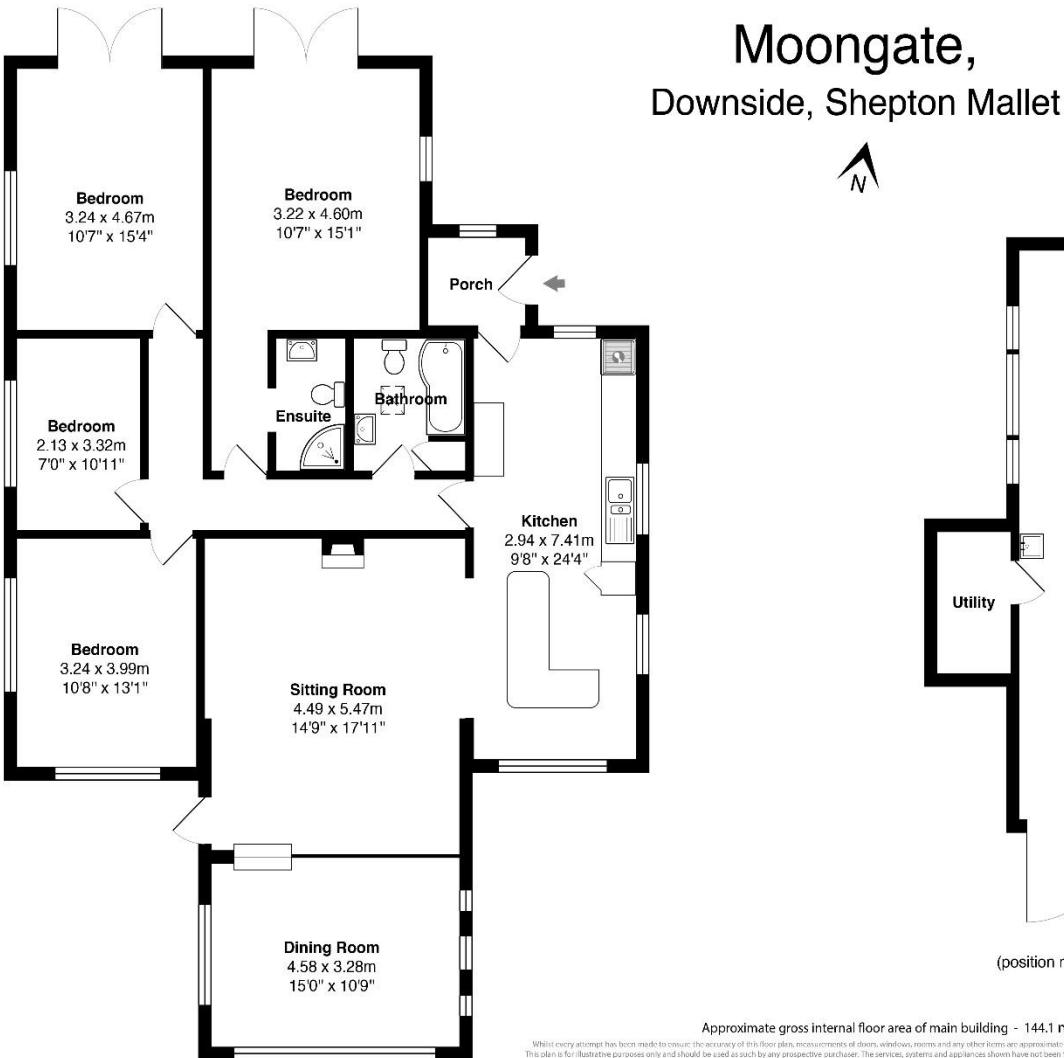
Tucked behind a low brick wall with attractive fencing that gives excellent privacy, Moongate is approached over a short drive to solid timber electric gates. A granite block paved and gravelled driveway sweeps past the house and a turning/parking area and on to the garage located at the rear. This generous space (totalling 24 ft.) has a single garage and to the rear, a large workshop area and a boot room/utility at the side with plumbing and space for a washing machine, tumble dryer and freezer. Thoughtfully, there is also a utility sink.

The gardens are a delight and have been designed with a careful mix of different textures and surfaces to create interest. It is beautifully planted with a mix of small trees, Magnolias, Rowans, Silver Birches, Malus, young Oak trees and apple trees, herbaceous plants and shrubs. The front garden welcomes you with a burst of texture and colour surrounding a well-kept lawn. A paved path heads around to the rear of the house and opens up into a terrace that links the house to the garden. A raised decked area blends into a gravel garden with a feature water rill curving through the length giving movement and the gentle sound of water to the seating area. To one side is a timber-built garden room, enclosed on three sides with the front open to the gravel garden. A neat lawn leads further into the garden that has an open aspect and therefore lots of light.

At the end of the garden is a fabulous kitchen garden with fruit trees, raised vegetable beds and two greenhouses. The garden is separated from the countryside behind by a lovely dry stone wall.

Moongate is a very special property and viewing is highly recommended.





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



## Situation

Moongate is located in Back Lane, a small single track country lane on the outskirts of Downside and is less than a mile from the historic market town of Shepton Mallet.

Shepton Mallet provides everyday shopping facilities, including a local farmers market on Fridays. It is a thriving historic town and is home to the Kilver Court designer outlet and also benefits from a Mulberry Store. Within walking distance is Collett Park which is attractive parkland with a large duck pond, play equipment and opportunities for natural play. Whitstone Secondary School is also within walking distance, as are the local primary schools.

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

From Wells take the B3139 and follow onto the Old Frome Road. Continue to the Long Hill junction and turn right onto the A37. Follow for a mile and take the turning right onto the B3136 and then turn a sharp right into Back Lane. Moongate is the 5<sup>th</sup> property along on the right hand side.

## General Information

- ❖ Services - Mains water, mains drainage. Air source heat pump central heating.
- ❖ Local Authority - Mendip District Council Telephone 0300 303 8588.
- ❖ Postcode – BA4 4JR
- ❖ Energy Performance Certificate – D (prior to air source heat)
- ❖ 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.

