

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



ENNISKERRY, HIGH STREET, EVERCREECH, SHEPTON MALLET, BA4 6HZ







**ENNISKERRY, HIGH STREET, EVERCREECH, SHEPTON MALLETT, BA4 6HZ**

A charming two bedroom cottage in the heart of Evercreech village, close to Castle Cary and Bruton.

Enniskerry has been successful run as a holiday and equally would make a lovely home. It has characterful accommodation including a sitting room, dining room, kitchen, ground floor shower room and two double bedrooms.

There are pretty gardens to the front and rear, and scope to extend subject to planning permission.

**Accommodation**

Enniskerry is a charming stone built cottage full of character and restored original features whilst comfortably set back from the village road. The property is currently run as a self-catering holiday let and has planning permission for this purpose. The property could be converted back to residential use if desired, subject to contract. Further permissions could also be sought for extension to the rear, with immense scope offered.

Wandering through the front garden via the stone pathway flanked by beautiful bordering plants, the front door opens into the sitting room. This has an impressive restored stone feature inglenook fireplace and there are original ceiling hooks and plenty of light. Via the lounge an archway leads into the dining room which leads through to the kitchen, providing ample space for a dining table and chairs. The kitchen has fitted units and appliances including a oven with gas hob, and a washing machine.









To the rear of the kitchen is the four piece fitted bathroom suite with a tiled walk in shower unit, Victorian style wash hand basin with pedestal, W.C and bath.

Making your way upstairs the main bedroom to the front enjoys lots of natural light and is a generous double room, with exposed oak flooring and space for further bedroom furnishings.

The second bedroom to the rear which looks onto the garden is another double room currently arranged with twin beds and benefits from in built storage, whilst also enjoying character ceiling beams.

### **Outside**

To the rear of the cottage is a beautifully maintained and incredibly private garden. A shingle pathway leads to an ideally positioned seating area, which is a real sun-trap. The garden is filled with mature shrubbery and plants within deep borders, creating an enjoyable colourful and tranquil space ideal for a green fingered buyer.

### **About the area**

*Evercreech is pleasantly situated in beautiful countryside away from but in easy reach of major roads. It's an increasingly popular village having a good range of amenities including a fine church, primary school, surgery, pub, store & post office and a number of other small businesses. In addition, it's a very friendly and very active community with a varied range of social, sporting and cultural organisations.*

*For more information see [www.evercreech.org.uk](http://www.evercreech.org.uk). The nearby towns of Bruton, Castle Cary, Street, Glastonbury, Wells and Shepton Mallet are all within a short drive and offer a wide range of facilities. Bath, Bristol and Yeovil are in commuting distance and the A303 is a few miles south on the A37. Within 5 miles at Castle Cary is a main line station to London Paddington (100 minutes).*

*There are many excellent state and independent schools nearby including Strode College, Crispin, St Dunstons, Wells Blue School, Wells Cathedral School, Millfield and the Bruton schools.*









**Services**

Mains gas, water, drainage and electricity.

Tenure: Freehold.

Energy Performance Rating: D



Approximate Floor Area = 87.7 sq m / 944 sq ft



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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