

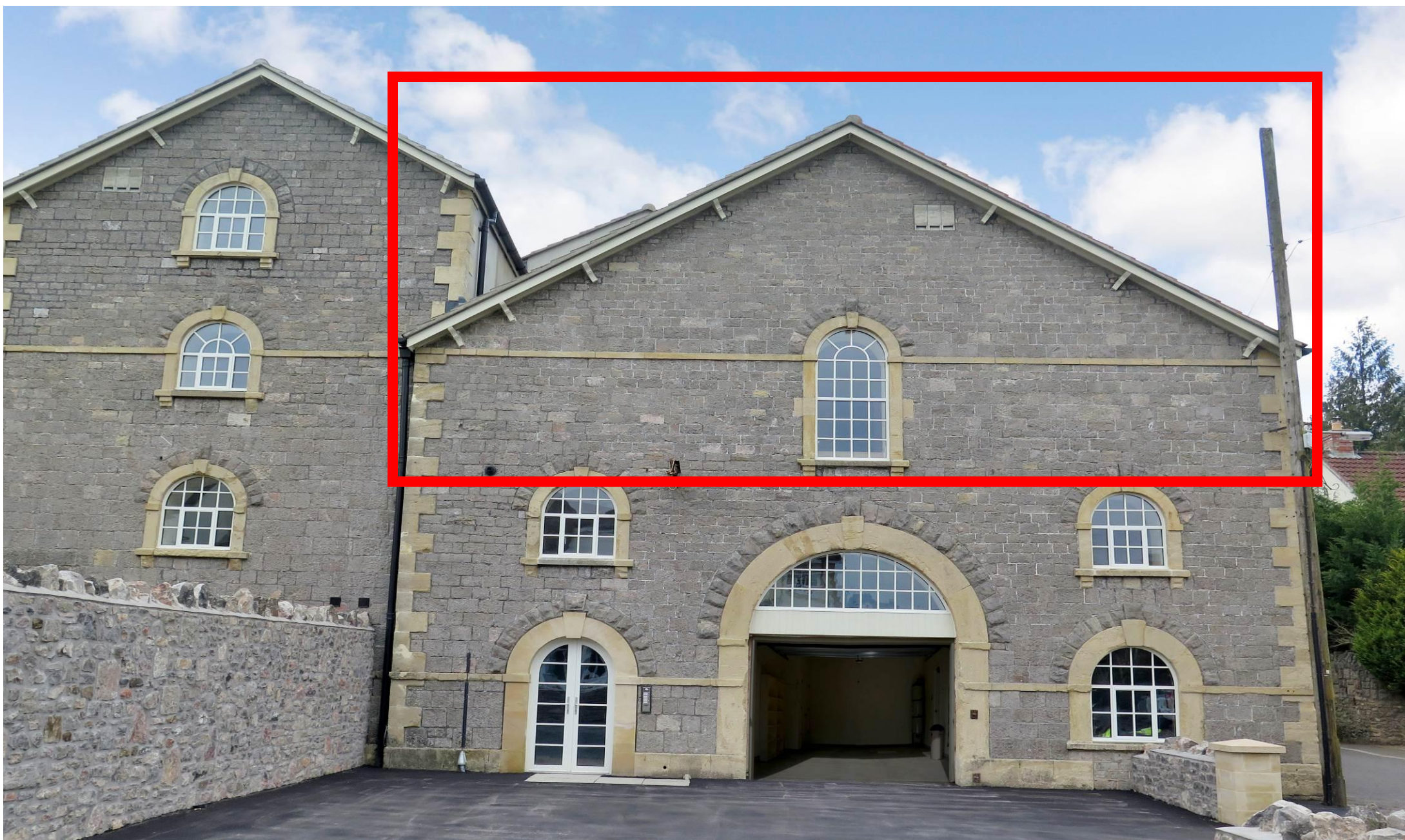
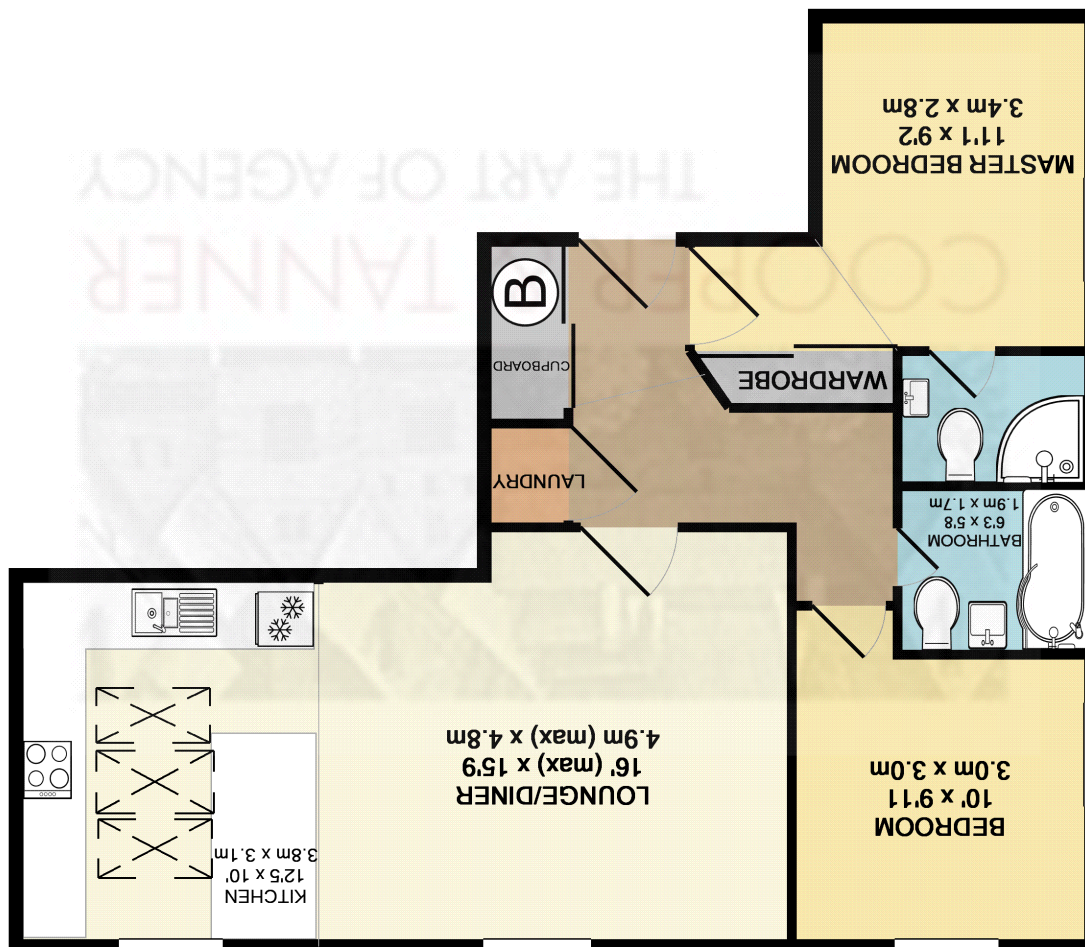


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.
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Mash Tun, 23 The Old Maltings, Oakhill. BA3 5BX

Guide Price £254,000

COOPER & TANNER
THE ART OF AGENCY

Description

The historic Oakhill Brewery was founded in 1767, and the site remained in use as a brewery until it finally closed in 1997. This sensitive redevelopment of the existing buildings breathes new life into the site, providing 25 beautiful new homes located in the very heart of Oakhill village. Excellent communal facilities include a private gym, swimming pool and landscaped communal gardens for the residents' enjoyment. Most of the properties have been appropriately named after brewing terms.

'Mash Tun' - The vessel in which grist is soaked in water and heated in order to convert the starch to sugar and to extract the sugars, colours, flavours and other solubles from the grist.

Mash Tun is a bright and spacious, second floor, two bedroom apartment. Upon entering the property, from the communal staircase is a spacious entrance hall with large built in cupboard. In the open plan sitting / dining / kitchen room two steps leads down into the main living area with an attractive arched window flooding the room with light. To one end is a the spacious kitchen area which is well equipped with a range of white and light wood effect gloss cupboards, grey brick effect tiling to splashback areas and integrated appliances including a Belling electric oven, ceramic hob, extractor fan, fridge freezer, dishwasher and a peninsula unit/ breakfast bar. Triple roof windows flood the kitchen with light and grey steel beams add architectural interest. The master bedroom has a built-in wardrobe, grey steel beams and an en-suite shower room. From the entrance hall two steps leads down to the family bathroom with WC basin and bath with overhead 'waterfall' shower and a further double bedroom. The property also benefits from a door entry system and oak doors throughout.

Outside

The property has use of the communal gardens and one allocated parking space.

Location

The pretty village of Oakhill lies to the Eastern end of the Mendip Hills within easy commuting distance of Bristol and Bath, five miles from Wells and four miles from Shepton Mallet. The nearby main line rail links are situated at Castle Cary, Bath and Bristol. The village enjoys a varying range of different age and style of properties with many period and individual homes. Within the village, everyday needs are catered for in the Post Office/Village stores, doctor's surgery, village churches, village hall and recreation field and two public houses.

Oakhill boasts an excellent primary school whilst secondary schools are within easy reach. In addition, The Cathedral School at Wells, Downside at Stratton-On-The-Fosse, All Hallows at Cranmore, Kings, Bruton School for Girls and Millfield at Street are also easily accessible.

Sporting facilities in the area include racing at Wincanton and Bath, golf at nearby Mendip Golf Club and Wells, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

Help to Buy Scheme

This property can be purchased with help from the government 'help to buy' scheme. Please visit www.helptobuy.gov.uk for more information.

Tenure

One 25th of the Freehold

Heating

Gas central heating

Service Charge

£800 per annum for maintenance of communal areas, swimming pool, gym, car parking and communal gardens.

Services

Mains drainage, water, gas and electricity are all connected.

Viewing

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524 (Wells) or 01749 372200 (Shepton Mallet)

Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 01749 648999

Council Tax

Band 'C'

EPC Rating

Rating 'C'

Directions

From Wells proceed to Shepton Mallet and take the A37 signposted to Bristol. Then take the A367 signposted to Bath. Continue for approximately half a mile to the village of Oakhill. You will see 'The Oakhill Inn' on your right, turn left opposite the pub into the High Street. Continue for 200m and The Old Brewery Development can be found on the left.

Rental Guarantee

The property is part of a rental guarantee scheme that guarantees a minimum 5% return.

REF:WELJAT160316

