



The Bungalow, Leighton Lane, Evercreech, Somerset BA4 6DS

£399,000 Freehold

COOPER  
AND  
TANNER

# The Bungalow

## Leighton Lane

### Evercreech BA4 6DS

 2  2  2  0.5 Acres EPC D

£399,000 Freehold

#### Description

A beautifully presented and well-appointed detached bungalow, set in immaculate gardens and grounds, just outside, the village of Evercreech. Subject to an agricultural restriction.

An ample gravelled parking area leads to the front door. A generous entrance hall has a tiled floor and doors leading to the principal rooms. A dual aspect sitting room overlooks the gardens and paddock beyond and has a fireplace. The beautiful kitchen and breakfast room are centrally located and is fitted with a range of wall and floor cabinets with a breakfast bar. There is a Rayburn oil fired cooker with additional electric cooker point, built-in dishwasher and extractor. A Belfast sink sits within a granite worksurface and the floor is finished with ceramic floor tiles. A combined dining area and lounge has French doors to the garden and a dual aspect. The master bedroom has windows to the side and rear overlooking the gardens and there is an en-suite bathroom. There is a further double bedroom and a family bathroom. Completing the spacious living space is a utility room, with plumbing for a washing machine and tumble drier, a cloakroom, larder and boiler cupboard.

#### Outside

The gardens are exceptionally well presented and are laid mainly to lawn with some mature borders, enclosed by timber post and rail fencing. Adjoining to the north and the south are two small paddocks which total about half an acre. There is also a substantial parking area for several vehicles. The property enjoys an open aspect over the neighbouring farm land.

#### Agent's Note

The dwelling is subject to an agricultural occupancy condition (AOC), whereby the occupation is limited to a person/s employed or last employed full-time locally in agricultural or the dependents of the same as defined in Section 290 in the Town & Country Planning Act 1971.

#### Location

Evercreech is a large and thriving village providing many amenities such as a Cooperative mini-supermarket, Bakery, Fish & Chip shop, Pharmacy, Motor Repair Garage, Doctors Surgery and a well-regarded Primary School with a 'Good' Ofsted Rating. The village is situated close to Shepton Mallet, Castle Cary and Bruton with easy access from the A371. The cities of Bath and Bristol are within reasonable commuting distance to the north and the A303 is also within easy reach. There is a main line train station at Castle Cary (4 miles away) with regular and direct services to London. There are also frequent bus services that visit Shepton Mallet and the neighbouring towns.

#### Directions

From the A371 turn into Leighton Lane. The turning for The Bungalow will be on the left just before the barn conversions on the opposite side of the road.

#### Viewing

Strictly through Cooper and Tanner on 01373 455060.

MDH Ref: (CH) 17256 26/06/2019





### Local Information Evercreech

**Local Council:** Mendip District

**Council Tax Band:** E

**Heating:** Oil fired central heating

**Services:** Mains water. Private drainage.

**Tenure:** Freehold

**Nearest Schools:** Evercreech, Bruton and Shepton Mallet

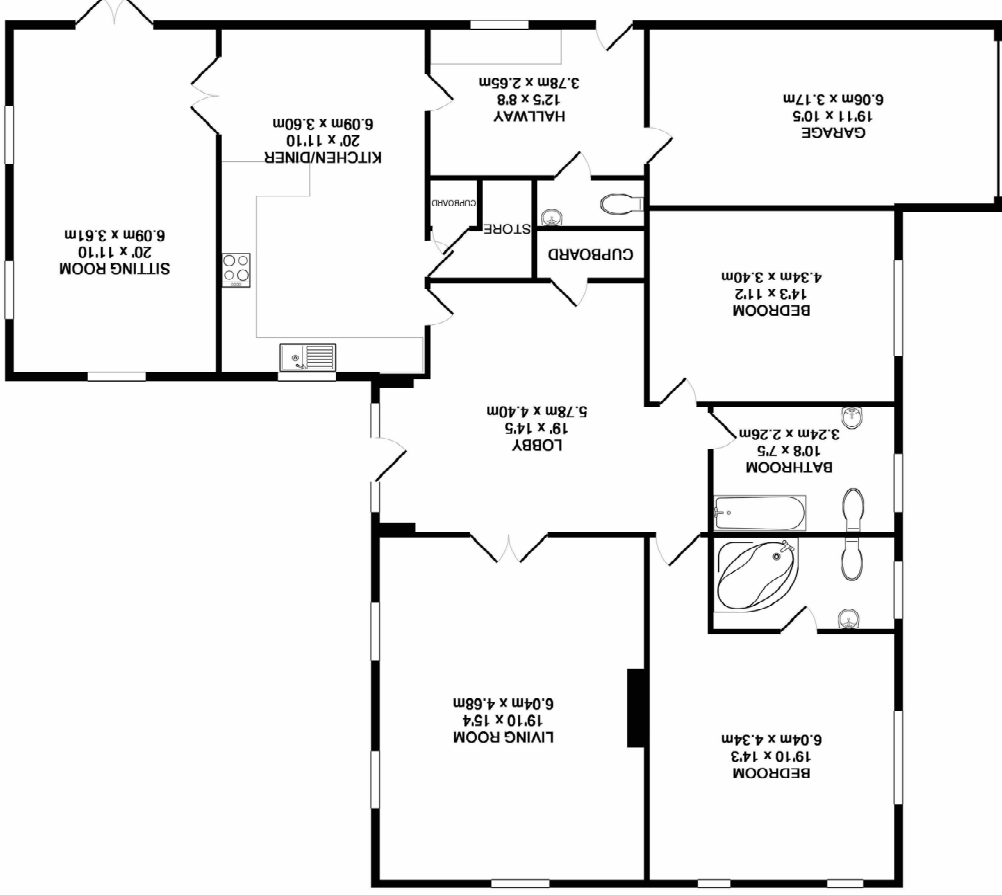


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TOTAL APPROX. FLOOR AREA 1908 SQ.FT. (177.3 SQ.M.)

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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