Shambles,

Prestleigh Hill, BA4 4NJ

COOPER AND TANNER







£325,000 Freehold

An excellent opportunity for purchasers looking for a project. A detached pre fab two double bedroom bungalow with a detached two storey barn and adjoining single storey garage / workshop set in a 0.54 acre plot. Potential for the barn to be converted (STPP). Countryside views and offered with no onward chain.

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DESCRIPTION

This detached pre fab bungalow adjoins farmland with many windows having countryside views. Offering good sized accommodation, the property would now either benefit from being refurbished or replaced (STPP). Included within the sale is the detached two storey stone barn with attached single storey garage / workshop. This also has the potential to be converted into a dwelling.

The bungalow is entered from the front into the entrance hall with a storage cupboard and doors to the principal rooms. The master bedroom enjoys views over the garden and the adjoining countryside. There are built in wardrobes with storage cupboards over. The second bedroom, also a double, has built in wardrobes with storage cupboards over and views to the rear. Across the hall, the large bathroom has been converted into a wet room, with low level wc, pedestal wash hand basin and shower unit with rail, curtain and waist height screen. The dual aspect sitting room has views to front over the garden and farmland to the rear, and a wood burner on a raised hearth. A multi paned glazed door leads into the dining room where dual aspect windows overlook the garden, a built in cupboard, a door leads out to the side porch and an opening leads into the kitchen. Fitted with a range of base, drawer and wall units incorporating stainless steel double drainer sink unit, space for freestanding electric cooker, and plumbing for washing machine. The side porch is part glazed with door to the driveway.

The detached stone built two storey barn, garage and workshop could make an ideal conversion (STPP). Wooden doors access both parts of this building. The first floor to the barn is accessed only by a ladder.

OUTSIDE

The property is approached from the A371 onto the driveway which provides parking for a range of vehicles and gives access to the garage / workshop the adjoining barn and to the bungalow.

The gardens enjoy a southerly aspect to the front of the property with countryside views and have been landscaped to provide areas of lawn with well stocked mature borders. The lower part of the garden has been planted as an orchard with a variety of fruit trees. There is a specimen Walnut tree. A path leads around the rear of the property where the oil fired boiler is sited.

ADDITIONAL INFORMATION

Oil fired radiator heating. Mains' water and electricity are connected. Private drainage with septic tank located in the garden. Council Tax Band B.

LOCATION

Prestleigh is a small hamlet situated between the market town of Shepton Mallet and the village of Evercreech which provides many amenities including a Cooperative store with post office, Bakery, Pharmacy, Doctors Surgery and a Primary School. A full range of facilities are available in Shepton Mallet. The additional centres of Wells, Frome, Bath, Bristol including Castle Cary with its mainline station to London Paddington are all within travelling distance.

DIRECTIONS

Leave Shepton Mallet on the A37 heading south. Travel past the Budgen garage / services. Take the first exit at the roundabout. As you enter the village of Prestleigh, the property is the first driveway on the left.



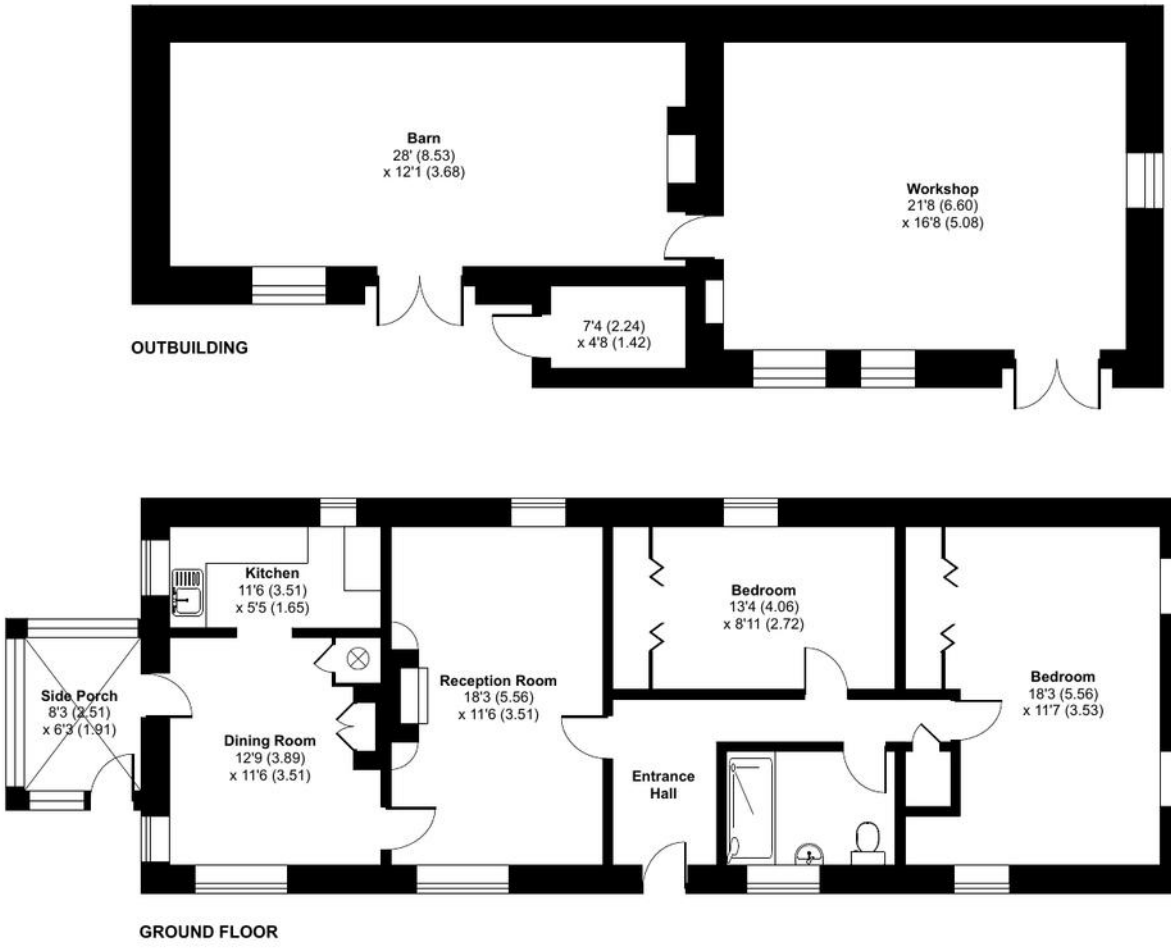





GARAGE
SALE
TEL

Shambles, Prestleigh, Shepton Mallet, BA4

Approximate Area = 1049 sq ft / 97.4 sq m
Outbuilding = 778 sq ft / 72.2 sq m
Total = 1827 sq ft / 169.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Cooper and Tanner. REF: 1392722

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