Phoenix Cottage,

Evercreech, BA4 6HX

COOPER AND TANNER







£495,000 Freehold

Positioned overlooking the village church, this charming 4 bedroom period cottage, retaining a wealth of character features including flagstone floors and enjoying a good sized level rear garden and a studio. Offered with no onward chain viewing is highly recommended.

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DESCRIPTION

A charming character property just off the centre of the village overlooking the 14th Century Parish Church, offering deceptive accommodation and features including stone mullioned windows and flagstone floor. The property was renovated in 2019 to include complete rewiring, replumbing and the installation of a new gas heating system.

An entrance door into the entrance hall with flagstone floor, staircase rising to the first floor, under stairs cupboard and doors to principal rooms. The dual aspect dining room enjoys views of the church and rear garden. A wood burner is recessed into a Doulting stone fireplace on a raised hearth. From here a door leads into the kitchen, fitted with a range of base, drawer and wall units incorporating single drainer sink unit and work surfaces. There is an integrated fridge / freezer, double oven, microwave, gas hob, dishwasher and canopy. Also adjoining the dining room is the rear hall / utility with stable door to the rear garden, plumbing for washing machine and door to cloakroom with low-level wc and corner wash hand basin. Across the entrance hall, a door leads into sitting room with double glazed door to rear garden, stone mullioned window to front with secondary glazing and a recessed gas log effect fire.

On the first floor landing, there are two stone mullioned windows with secondary glazing enjoying the views over the church. The master bedroom enjoys an ensuite shower room with shower cubicle, low level wc and pedestal wash hand basin and dual aspect views over the church and the rear garden. There are two further double bedrooms and a good sized single bedroom. The large family bathroom is fitted with a modern white suite of double ended bath with mixer tap, pedestal wash hand basin, low level wc and tiled shower cubicle. A cupboard houses the gas combi boiler. There is an attached studio (former integral garage) accessed from the rear garden through the Boot room. This amazing light and airy space offers great potential as a work from home office / study / music room / cinema room / gym / craft / hobbies room or even a child's playroom.

OUTSIDE

The property fronts a narrow no through road, and depending on size of vehicle, it may be possible to park outside the property, but parking can be used for unloading. A wrought iron gate and path leads to the rear garden. The fully enclosed rear garden comprises a paved terrace ideal for entertaining, steps lead up to the remainder of the garden which is laid to lawn and well stocked borders with a variety of shrubs, plants and bulbs. There is a stone and tile outbuilding. In the left hand boundary, a pedestrian gate gives access to Bruton Road along a pathway owned by the cottage but subject to a right of way in favour of the neighbouring Twaddle Cottage along part of its length.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band F. There is no right of way through the garden.

LOCATION

Evercreech has a range of facilities to include a Co operative store, Bakery, Pharmacy, Hairdressers, Doctors Surgery, Dog Grooming Parlour, Chip shop, a Primary School and Parish Church. The nearby centres of Shepton Mallet, Castle Cary and Bruton offer a larger range of amenities. The centres of Wells, Bath and Bristol are within reasonable commuting distance. There are main line train stations at Castle Cary and Frome with regular and direct services to London.



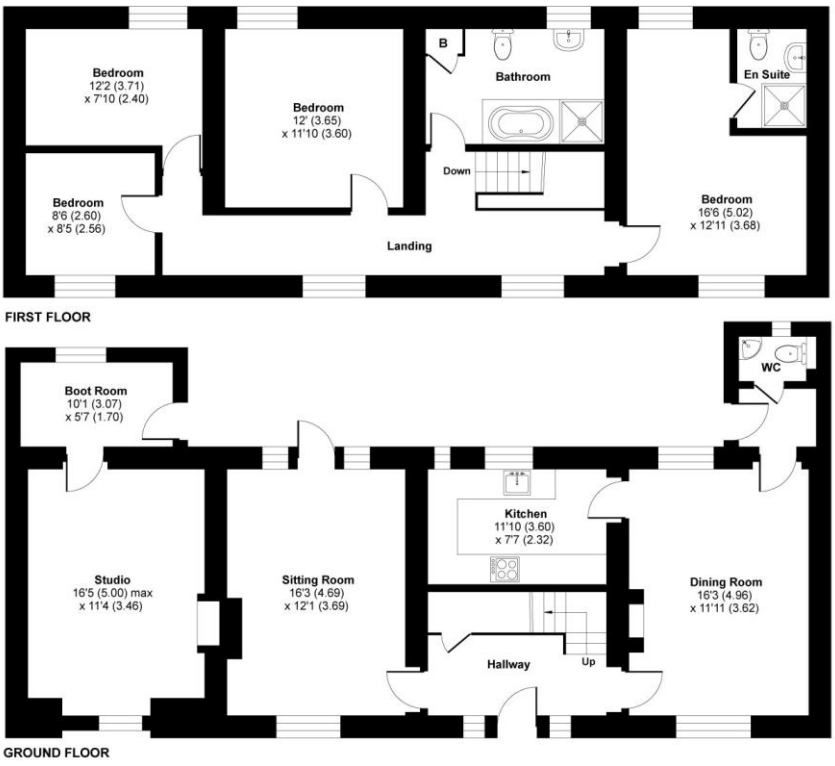



AEG
Bread



Church View, Evercreech, Shepton Mallet, BA4

Approximate Area = 1509 sq ft / 140.1 sq m
Outbuilding = 254 sq ft / 23.5 sq m
Total = 1763 sq ft / 163.6 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 2026. Produced for Cooper and Tanner. REF: 1402452





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