

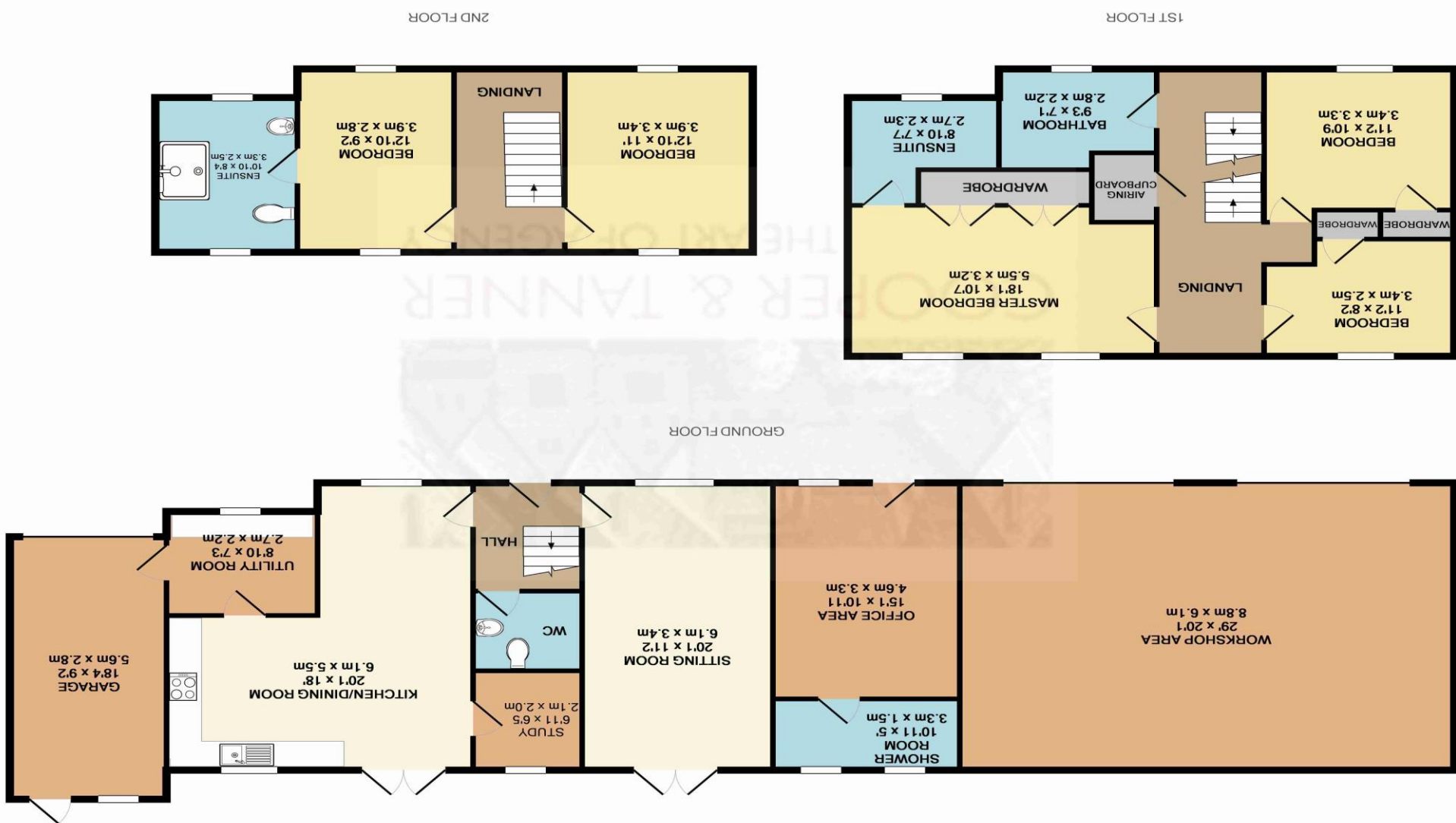


**COOPER & TANNER**  
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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Pecking Mill, Evercreech  
From £485,000

**COOPER & TANNER**  
THE ART OF AGENCY

**DESCRIPTION**

Situated on the edge of the popular village of Evercreech is this small development of executive family homes, offering spacious accommodation, light and airy throughout, fitted kitchens, enclosed gardens, private sewerage treatment plant, garaging and parking. Each property will benefit from a Architects certificate of 6 years and has been built by a local award winning builder through Mendip District Council. Rowan House is a four bedroom property with open plan kitchen/dining/living space, separate sitting room with woodburning stove, study, utility and cloakroom. There are two en-suite shower rooms and a family bathroom. Linden House is arranged over three floors comprising of open plan kitchen/dining/living space, separate sitting room with woodburning stove, study and utility/cloakroom. There are five bedrooms with fitted cupboards and two en-suites along with the family bathroom. Millbrook House mirrors Linden House with the extra benefit of an attached workshop with its own separate access, ideal for those wishing to work from home.

**LOCATION**

Evercreech is a thriving village situated between Shepton Mallet and Castle Cary, with access from the A371. Bath and Bristol are easily accessible to the north and the A303 to London and the West of England is accessed either at Sparkford or Wincanton to the South.

There is a main line station in Castle Cary to London, Paddington. Local amenities include a post office and shop, hairdressers, pharmacy, doctors surgery, village pub and a local church.

**SERVICES**

Shared drainage/sewage system in place, mains water and electric.

**DIRECTIONS**

From Castle Cary take the A371 towards Shepton Mallet. After going past Evercreech Junction Commercial Business, turn right immediately past the Pecking Mill Pub. You will find the entrance to the executive homes on your right hand side.

**LOCAL AUTHORITY**

Mendip District Council

**VIEWING**

Strictly through Cooper and Tanner 01963 350327

**TENURE- Freehold**

**COUNCIL TAX**

TBC

**EPC RATING**

TBC

OUR REF:15547 AS AUG2015

