



Sub Road, Butleigh

Asking Price Of £499,950

**COOPER & TANNER**  
THE ART OF AGENCY



- 
- Sought after village location
  - Large approx. 0.6 acre plot
  - Five bed character property
  - Self contained one bed bungalow adjoining
  - Some updating required
  - Beautiful west facing gardens
  - Options for holiday let, rental or annexe
  - Large driveway, garage & workshop
  - No onward chain

### Viewing

Strictly through Cooper & Tanner  
on 01458 840416

## Sub Road, Butleigh, Glastonbury, BA6 8SR

### MAIN ACCOMMODATION

Access to the main house is via a pathway from the drive, spanning the rear elevation. Here, a large porch opens into a spacious reception hall with stairs to the first floor. Ground floor accommodation from here includes a shower room with WC, large dining

room with fitted display cabinet, generous living room and separate snug. The kitchen has space for a breakfast table and chairs and a range of fitted wall and base units with work surfaces over. An access door does provide entry into the self contained bungalow from here. On the first floor there are three double





bedrooms all with wash basins, a generous single with fitted cabin bed and cupboard and a fifth bedroom/study. The family bathroom completes the first floor accommodation. The original dwelling is thought to date back to the 18th century and does retain some character charm as well as period features.

### OUTSIDE

A long driveway, proving ample off road

parking, leads into the plot through attractive front gardens of well stocked raised flower beds, toward a turning area. The rear part of the drive is gated to create a secure space for families and pet owners. From this driveway there are various out buildings including a boiler house where the heating boilers for each property are located, a workshop and a large garage. The remainder of the c.0.6 acre plot extends to the West and is laid to lawned

formal garden surrounded by trees providing privacy and a degree of shelter.

### SERVICES

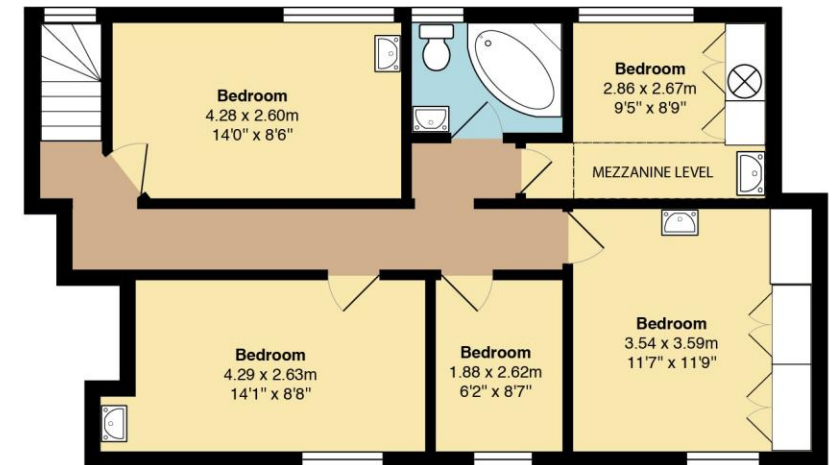
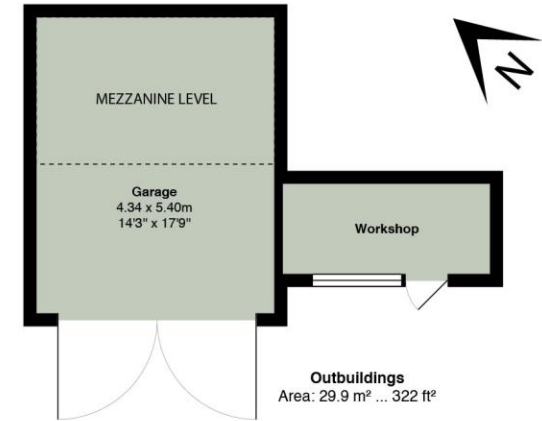
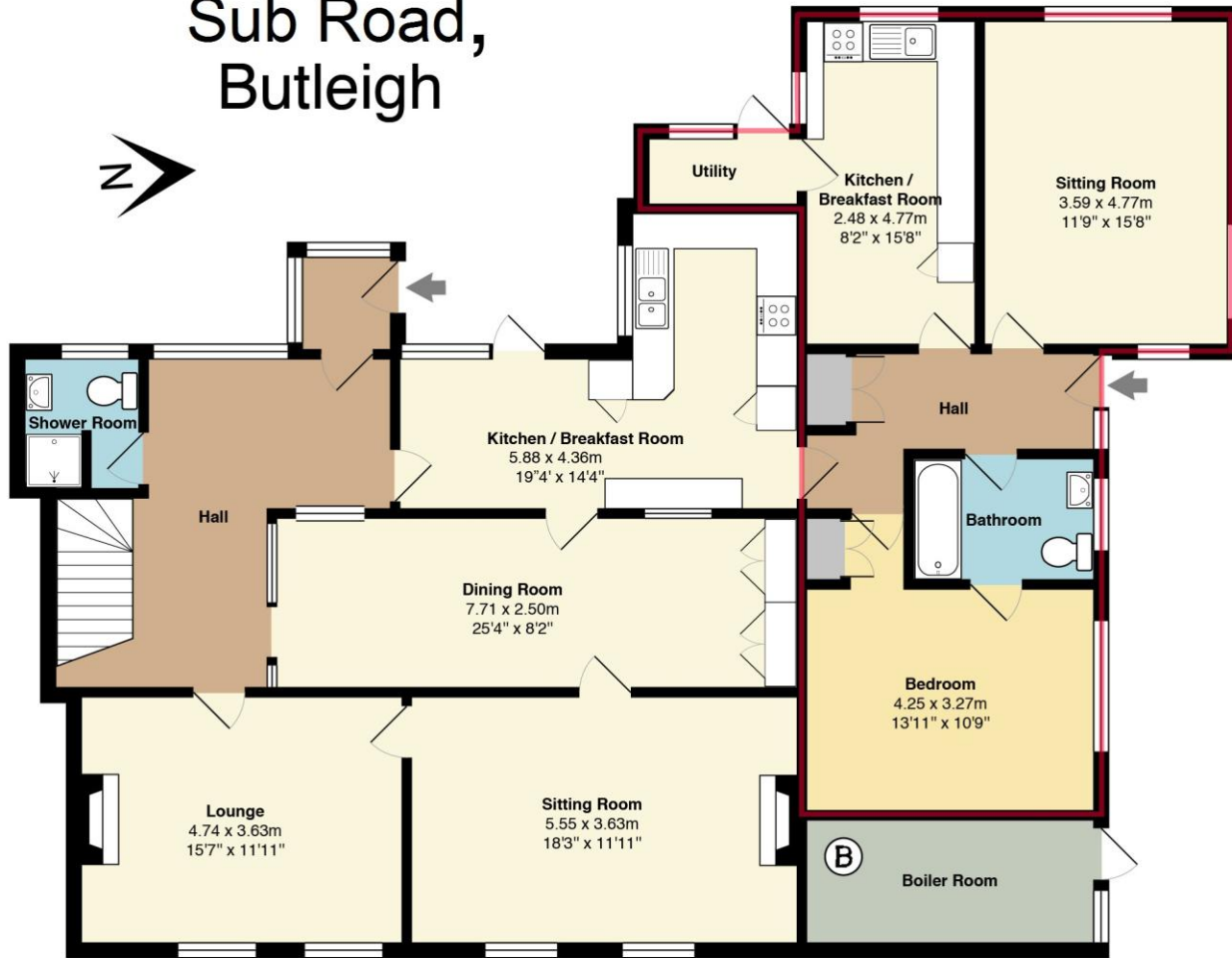
Mains electricity, water & drainage. Central heating by oil fired boilers for each property. Oil usage is metered for the annexe. Water and electricity are separately metered for each property.

### LOCATION

The village of Butleigh is located just three miles south of Glastonbury & Street and within easy reach of the A303. The village provides a shop and sub post office, a public house and church, as well as a thriving cricket club. There is also a popular village primary school and easy access to the renowned Millfield preparatory and senior schools. The neighbouring towns of Glastonbury and Street offer excellent shopping and leisure facilities.



Sub Road,  
Butleigh



Approximate gross internal floor area (Main House) - 181 m<sup>2</sup> / 1,948 ft<sup>2</sup> / Approximate gross internal floor area (Cottage) - 60 m<sup>2</sup> / 646 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.

**IMPORTANT NOTICE:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

#### Area and Sales Plans

The area and the sale plan have been calculated and produced using Pro map mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.













### **ANNEXE (ORCHARD LEA COTTAGE)**

Benefiting from both self contained access from the driveway and internal access from the main house, this annexe bungalow provides a wide range of opportunities for multi-generational living, holiday let or rental return. All services are separately metered currently and the property is registered for it's own council tax band. Accommodation briefly comprises a central hallway with doors opening to a spacious living room, kitchen/diner featuring a complete range of fitted units, good size double bedroom and a bathroom.



### **Local Authority**

Mendip District Council

Council Tax Band 'E'

### **Tenure**

Freehold

### **EPC Ratings**

### **Orchard Lea**

E – 40

### **Orchard Lea Cottage**

D – 60

### **Viewing Arrangements**

Viewing strictly through Cooper & Tanner  
01458 840416.







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