

## Colony Cottage Dark Lane, North Wootton, Shepton Mallet, Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED COTTAGE
- MODERNISATION | EDGE OF VILLAGE
- REDUCED | PREVIOUSLY £425,000
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - Freehold PERIOD COTTAGE ( 1373 Sq Ft ) in need of MODERNISATION with OUTSTANDING RURAL VIEWS and scope to EXTEND subject to consents.

# Colony Cottage Dark Lane, North Wootton, Shepton Mallet, BA4 4AQ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Colony Cottage, Dark Lane, North Wootton, Somerset BA4 4AQ

Lot Number 15

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30  
Registration Deadline is on Monday 17th June 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold semi detached period cottage with 3 bedroom accommodation ( 1373 Sq Ft ) arranged over two floors occupying an elevated plot of 0.16 Acres with outstanding rural views to both aspects.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - D

EPC - E

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

COTTAGE | MODERNISATION | EXTEND

Colony Cottage now requires modernisation but offers exciting scope to extend ( subject to consents ) and create a fine rural home within easy reach of local amenities and the bonus of an annual Sunday ticket to Glastonbury Festival.

We understand that no previous planning of this nature has been sought.

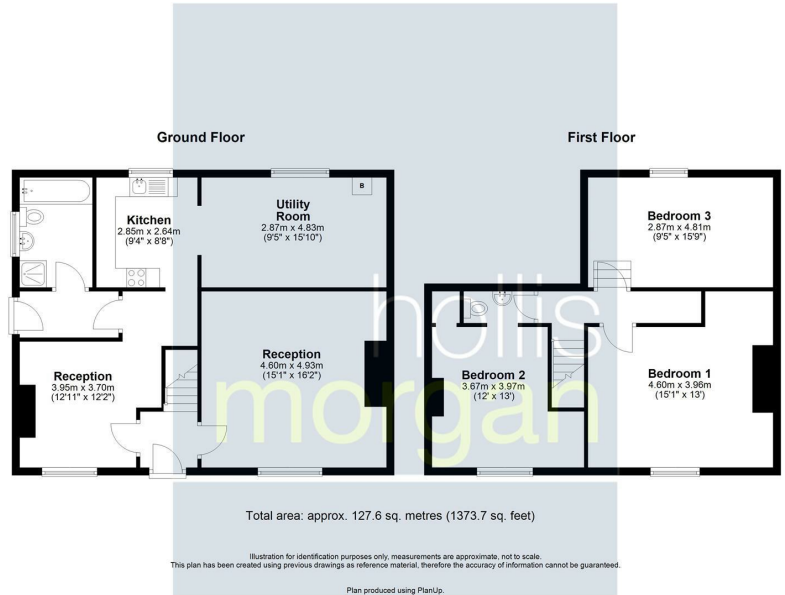
### REDUCED PRICE FOR AUCTION

The property was originally listed with local agents for £425,000 and is now offered with a reduced guide price for sale by auction.

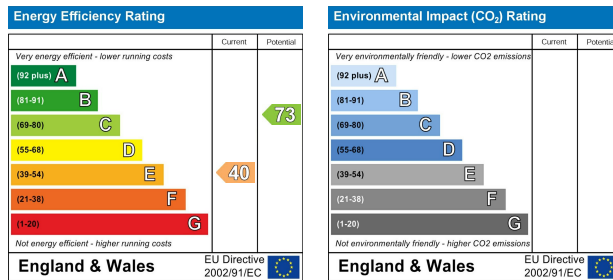
### LOCATION

The village of North Wootton lies in beautiful countryside, equidistant from Wells, Glastonbury & Shepton Mallet, Nearby, Wells offers a range of shopping facilities including a high proportion of independent shops and boutiques, banks, restaurants, public houses, cinema and churches. The stunning market square holds a farmers market every Wednesday and Saturday. Nearby the Georgian City of Bath and the regional centre of Bristol are also within good commuting distance whilst Castle Cary train station with links to London Paddington and Exeter is a 10 mile drive away. Bristol International Airport is 17 miles away. North Wootton is in the catchment area for Wells Blue School, and West Pennard Junior School, with the school bus running from the village. Wells Cathedral School, Downside School, All Hallows Preparatory School, King's Bruton and Bruton School for Girls, and Millfield are also nearby, offering a range of private school options.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.