



£585,000

At a glance...



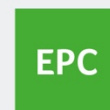
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**holland
& odam**

Dulverton Cottage
Rock Road
Chilcompton
Somerset
BA3 4JA

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. Stay on the B3139 for 6 miles until you come to the A37. At the staggered cross roads, turn right then immediately left and continue into Chilcompton. On entering the village, take the right hand fork for the B3356 just before the Co-op shop. Stay on this road for 500m where there is a sharp right hand bend. Dulverton Cottage is on the left hand side on the bend.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

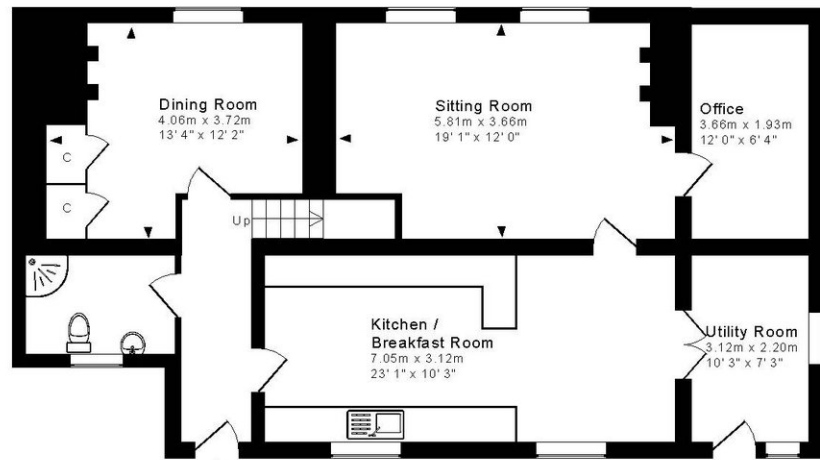
The village of Chilcompton offers a wide range of local amenities including general stores, doctors' surgery, two public houses, hair salon and a primary school. For more extensive facilities the neighbouring town of Midsomer Norton lies approximately 2 miles away. Chilcompton is conveniently placed for access to Bristol, Bath, Wells, Frome and Shepton Mallet.

Insight

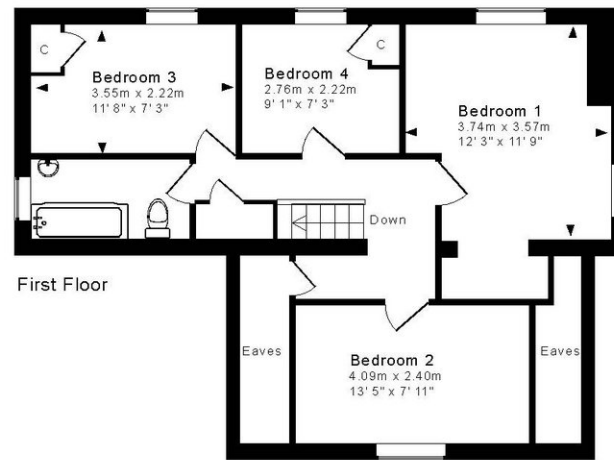
A detached four bedroom character cottage set in a deceptively large plot with driveway parking and gardens. Offering versatile accommodation with two reception rooms and additional office space. Period features and a fantastic vegetable garden.

- Two lovely old fireplaces with woodburners inset
- Income producing solar panels (owned rather than leased)
- Four bedrooms plus office space
- Generous kitchen/breakfast room at the heart of the property
- Utility/boot room
- Two reception rooms offering versatile living accommodation
- Generous corner plot with separate area of lawn and well maintained vegetable garden
- Outbuildings including a summerhouse, green house and garage presently set up as a store room
- Popular village with local amenities including a Co-Op, post office, pub, cafe and garage

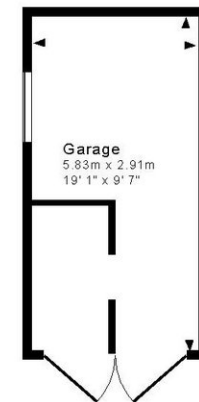




Ground Floor
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First Floor



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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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