



Offers in the region of
£269,500

At a glance...



2



1



1

EPC

F

COUNCIL
TAX

B

**holland
& odam**

Hidden Cottage
Long Street
Crocombe
Wells
Somerset BA5 3QQ

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow the A371 towards Shepton Mallet. Upon entering the village of Croscombe the property is on the left hand side of Long Street set behind The Well House. The property is approached via a white wooden door in The Well House.

What3words Ref [///alive.wriggled.additives.](#)

Services

Mains electricity, water and drainage are connected. Electric central heating system via radiators.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



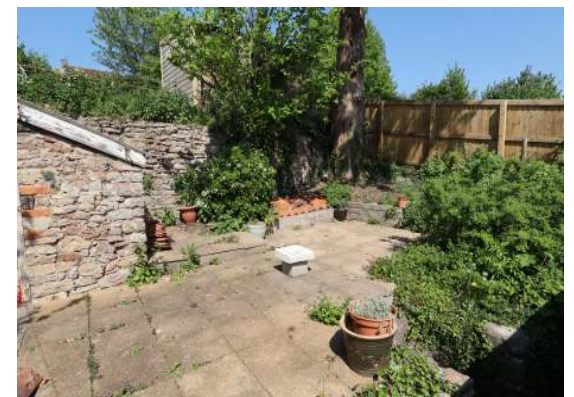
Location

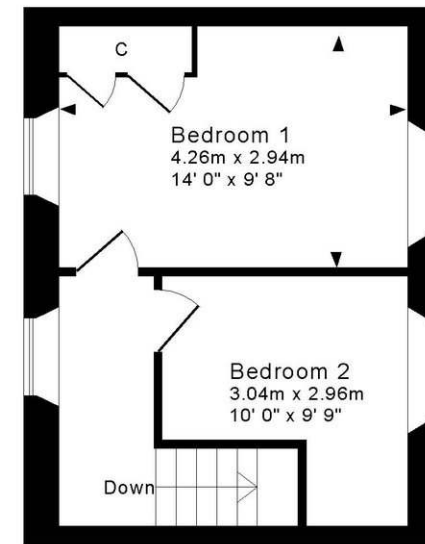
Croscombe is a well served village with general stores/public house, village hall, church and a primary school. The village is c.3 miles from Wells and c.2 miles from Shepton Mallet. Wells is a beautiful cathedral city with a range of independent shops and a variety of supermarkets including Waitrose. Shepton Mallet is a pleasant small historic market town set in the heart of the Mendips offering a range of amenities and a choice of shopping facilities including a retail park. There is a particularly good range of schools (both state and private) within easy striking distance.

Insight

As the name suggests this is not the easiest property to find! Tucked away to the rear of another house and approached via a discreet entrance many locals won't be aware of this property. It's been considerably updated in recent years whilst retaining huge amounts of character and charm.

- Period cottage in a hidden position
- Great holiday cottage if you're after a lock up and leave
- Lots of character features throughout including a fireplace in the sitting room
- Considerably updated in recent years with a new bathroom, kitchen, re-wiring and electric central heating
- Two bedrooms (one with built-in storage)
- Private garden with a useful store and a raised terrace
- On street parking within this popular village
- Viewing highly recommended





DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.