



£525,000

At a glance...



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**holland
& odam**

Elm Cottage
26 Leigh Road
Street
Somerset
BA16 0HB

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street heading in a westerly direction (The Bear Inn on your left), take 2nd left turn into Leigh Road, the property will be identified on your right hand side on the corner of Leigh Road and Vestry Road, here take a right into Vestry Road and entrance to the vehicular access will be found a short distance on the left hand side.

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 property is situated in a conservation area just off the High Street. Street offers a good range of shopping facilities including Clarks Village complex of factory shopping outlets. Street also offers recreational facilities including theatre, tennis, bowls, and both indoor and open-air swimming pools. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are each within 33,33 and 26 miles distant respectively.

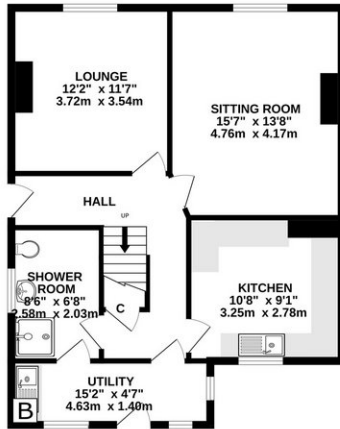
Insight

Occupying a prominent position within one of Streets conservation areas, Elm Cottage enjoys a most convenient spot just a few minutes walk from the High Street and amenities. This handsome stone built detached home stands on a corner plot and includes a large detached stone built outbuilding/garage, originally the old blacksmith forge, perfect for those requiring ample garaging, storage, workshop space and affording enormous potential to convert to an annexe, home office/studio (all subject to planning permission and necessary consents). This much loved home has remained in the family for over 100 years, and is now in need of some updating, boasting high ceilings and some period features a renovation can only enhance this lovely home.

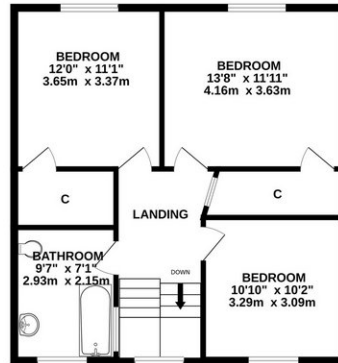
- Boasting two reception rooms, one retaining the original parquet flooring and both enjoy fireplaces and sash windows affording a pleasant and unexpected view of Glastonbury Tor.
- The kitchen is fitted with solid wood units, worktops, sink unit and space for appliances and enjoys an outlook over the garden.
- Comfortable and practical the home affords an entrance hall, ground floor shower room and first floor bathroom, utility room and spacious landing.
- Enjoying three double bedrooms, the two main bedrooms enjoy built-in cupboards and super views of Glastonbury Tor. The second bedroom has a Victorian cast iron fireplace.
- Charming walled garden with a desirable south-west facing aspect where pathways lead around a variety of fruit trees and growing areas.
- Ample parking, garage, lean-to garage, the blacksmiths forge and barn providing a wide variety of uses.



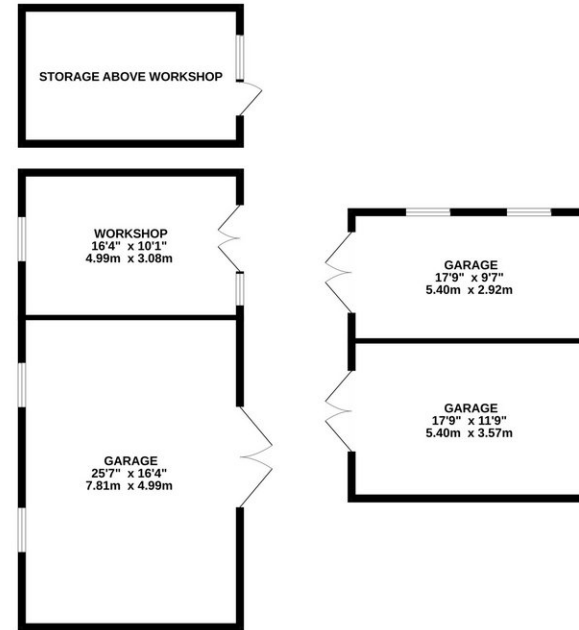
GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



OUTBUILDINGS
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 2431 sq.ft. (225.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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