



£425,000

*At a glance...*



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**holland  
& odam**

1 Coates Cottages  
Greinton  
Somerset  
TA7 9BW

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)





## Directions

From Street proceed along the A39 towards Bridgwater and the M5 (Junction 23). Pass through the village of Walton and continue until you reach the Pipers Inn. Turn left onto the A361 towards Taunton and follow this road through Pedwell and into Greinton. Continue along for a short distance and upon reaching the red telephone box turn right, where 1 Coates Cottage will be found.

## Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold





## Location

Greinton is a small village situated five miles to the west of Street, in the lee of the Polden Hills and on the edge of the Somerset levels: and conveniently located between Wells and Taunton. It offers good access to countryside walks, local nature reserves, and a wide variety of interesting flora and fauna. The villages of High Ham and Ashcott provide popular primary schools and Ashcott offering sports playing fields, pub at the village centre and an active village hall. Street is the nearest town and provides an excellent shopping centre, Crispin Secondary School, Strode Sixth Form College and Strode Theatre, an indoor and open air swimming pool and a choice of pubs and restaurants. The M5 motorway Junction 23 is 8 miles and the A303 Podimore Junction is 15 miles.

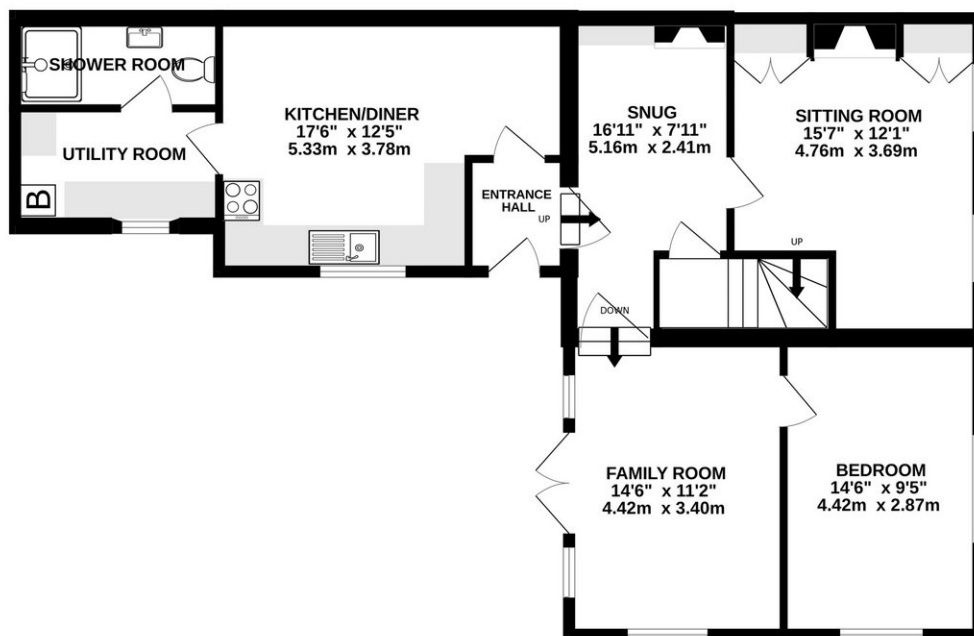
## Insight

An exciting opportunity to acquire this charming four bedroom extended cottage, with the original part dating back over 160 years. Beautifully presented throughout, the property offers well-proportioned and versatile living accommodation, blending character with modern comfort. Situated in a sought-after village location, it boasts a superb garden, ideal for relaxing or entertaining. This delightful home is perfectly suited to a range of buyers seeking a unique and inviting property.

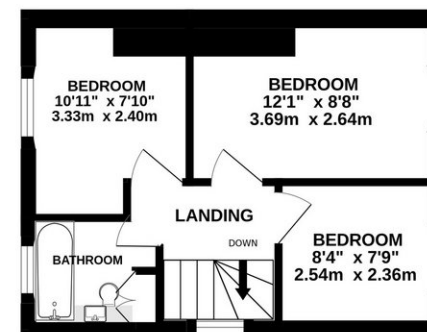
- With an open fire at its heart, the sitting room is brightened by deep sill windows, offering abundant natural light. Well-sized and practical, it also includes useful under stair storage.
- Spacious, light, and airy family room with a dual aspect enjoying delightful views over the garden, complemented by French doors that seamlessly connect indoor and outdoor living.
- A cosy snug offering versatile use, featuring an original fireplace that, while currently unused, could be reinstated to enhance its charm.
- Well-appointed kitchen/diner with a range of wall, base, and drawer units, built-in oven and hob, integrated dishwasher, space for American style fridge/freezer and family-sized table and chairs.
- Boasting four bedrooms across two floors, this home offers two generously sized doubles and two spacious singles, providing ample accommodation to suit a variety of needs.
- Contemporary family bathroom comprising bath with shower over, vanity with wash basin, WC and heated towel rail.
- Beautifully manicured garden is a superb size, mainly laid to lawn, and edged with a variety of perennials. A large raised deck is ideal for alfresco dining, complemented by a convenient garden shed.
- The cottage benefits from convenient parking located on the lane, with the property enjoying a legally established right of way for access and use.



GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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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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