







£425,000

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411
street@hollandandodam.co.uk



3



2



2

Energy Rating

D

Council Tax Band C

Services

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

Local Authority

Somerset Council 03001232224 somerset.gov.uk

Tenure

Freehold

Holly Cottage 23 Portway | Street | Somerset | BA16 0SF



Directions

From the High Street turn into Leigh Road at the cross roads by the Library and follow this road until reaching the next junction. Turn left into Middle Leigh which continues into Portway where the property will be identified on the left hand side.



Description

A beautifully presented semi-detached three bedroom period cottage, thoughtfully modernised and set towards the southern outskirts of Street. Holly Cottage combines character with contemporary comfort, featuring a stylish kitchen, two recently updated bathrooms, and a stunning rear garden. Just a level walk from the High Street, the property offers driveway parking, a garage, and charming presentation throughout.

A stone-fronted entrance porch leads into the sitting room, where a woodburning stove sits beneath a heavy timber beam within the stone fireplace, setting the tone for this characterful home. To one side, a door leads to the dining room/study, which features a front-facing window and fitted shelves within the fireplace recesses. Glazed oak doors open into the impressive kitchen/breakfast room, fitted with a range of Shaker-style units, including an electric twin-oven AGA, integrated dishwasher, and ample space for a fridge/freezer. Glazed doors at the rear of the kitchen open into a tripleaspect conservatory with tiled flooring and views over the garden. Completing the ground floor is a superbly upgraded shower room with walkin mains shower, WC, wash hand basin, and a fitted linen cupboard with plumbing for a washing machine.

Upstairs, oak doors open to three bedrooms and a large airing cupboard housing the gas-fired central heating boiler. The principal bedroom enjoys a front aspect and benefits from a stylish en suite bathroom with a slipper bath, shower wand, mixer tap, WC, and wash hand basin. Bedroom two is another generously sized double with a feature cast iron fireplace and frontfacing window, while bedroom three is currently arranged as a dressing room with fitted oak wardrobes, easily returned to a third bedroom if desired.

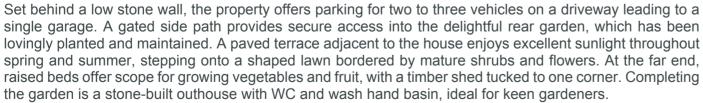


Location

Portway is a well established non estate location on the southern side of Street. Street is a thriving Mid-Somerset town famous as the home of Clarks shoes, Clarks Village and Millfield school. Street provides primary and secondary schooling, Strode College, Strode Theatre, indoor and open air swimming pools, a health centre, library and a choice of pubs and restaurants. The historic centre of Glastonbury is 2.5 miles and the city of Wells 9 miles. Street is also well placed for regional commuting being 10.5 miles from the A303 (Podimore junction) and 12 miles from M5 junction 23.











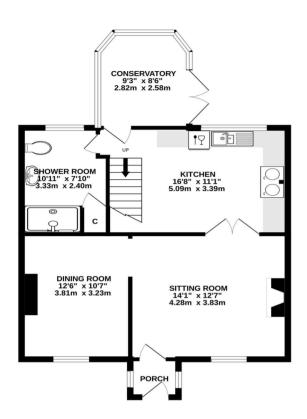


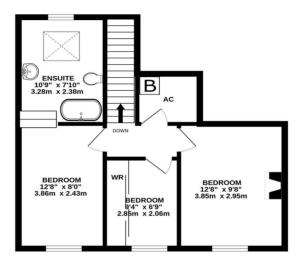
- Beautifully presented semi detached cottage with modern upgrades and charming character throughout
- Two reception rooms including a sitting room with wood-burning stove and a separate dining room/study
- Stylish kitchen/breakfast room with Shakerstyle units, space for an electric twin-oven AGA, fridge/freezer and integrated dishwasher. Conservatory glazed on three sides with tiled floor and lovely outlook over the rear garden
- Three first floor bedrooms including a principal bedroom with a contemporary styled en suite bathroom
- Updated ground floor bathroom including a walk in shower, utility cupboard with plumbing for a washing machine
- Generous, sun-filled garden with terrace, shaped lawn, raised beds, garage, parking, and stone-built WC



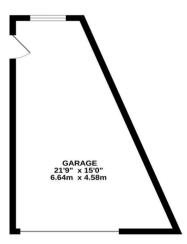












TOTAL FLOOR AREA: 1366 sq.ft. (126.9 sq.m.) approx.

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.

Made with Metropix ©2025

RESIDENTIAL LETTINGS: Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES: Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial.*

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.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.



