





£425,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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glastonbury@hollandandodam.co.uk



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Energy Rating D

Council Tax Band



Services

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

Local Authority

Somerset Council  
03001232224  
somerset.gov.uk

Tenure

Freehold

## Directions

From Glastonbury/Street take the road to Butleigh. On entering the village pass Butleigh Court and the cricket ground on the left. Continue and take the fourth turning on the left signposted to Barton St David. Proceed down Jarman Hill and shortly after negotiating the sharp right-hand bend pass Silver Street on your left and Marlins will be found on the left hand side almost opposite The Barton Inn.

## Description

Period semi detached three bedroom cottage, affording well proportioned accommodation, parking and large garden with views out across the adjoining farmland. The cottage also owns a large plot and vegetable garden, which adjoins the property, which is available to buy, subject to separate negotiations.

A hardwood panelled front entrance door opens into the entrance porch with a further door to the sitting room. This has a double glazed sash window to the front, natural stone fireplace with inset wood burning stove. A glazed door opens into the conservatory having windows and a door opening to the garden. From the sitting room, there is a connecting door into the kitchen. Fitted with a range of pine fronted units comprising stainless steel sink, base/floor cupboards, fitted worksurfaces, matching wall cupboards, gas cooker point. Understair storage cupboard and two windows to the rear.

Returning to the inner hall and a door opens into a utility room, with a shower room off. Also from the utility room, a stable door opens into the side entrance porch.

Stairs from the inner hall rise to the first floor landing, with doors leading to the three bedrooms and family bathroom. Bedroom one has a window to the rear with a built in cupboard. Bedrooms two and three both have front facing aspects. Finally, the family bathroom comprises a panelled bath, wash hand basin and WC.

## Location

The property is situated within the village of Barton St David which has local amenities including Church, Public House and playing field. More comprehensive facilities can be found in the neighbouring village of Keinton Mandeville including primary school, public house and post office/stores. The historic town of Glastonbury, famous for its Tor and Abbey Ruins is 6 miles and the Cathedral City of Wells 8.5 miles. Millfield School is on the outskirts of Street and the town offers a wide range of amenities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and a complex of shopping outlets in Clarks Village. Castle Cary main line station (London Paddington) is 7 miles as is the A303 at Podimore.

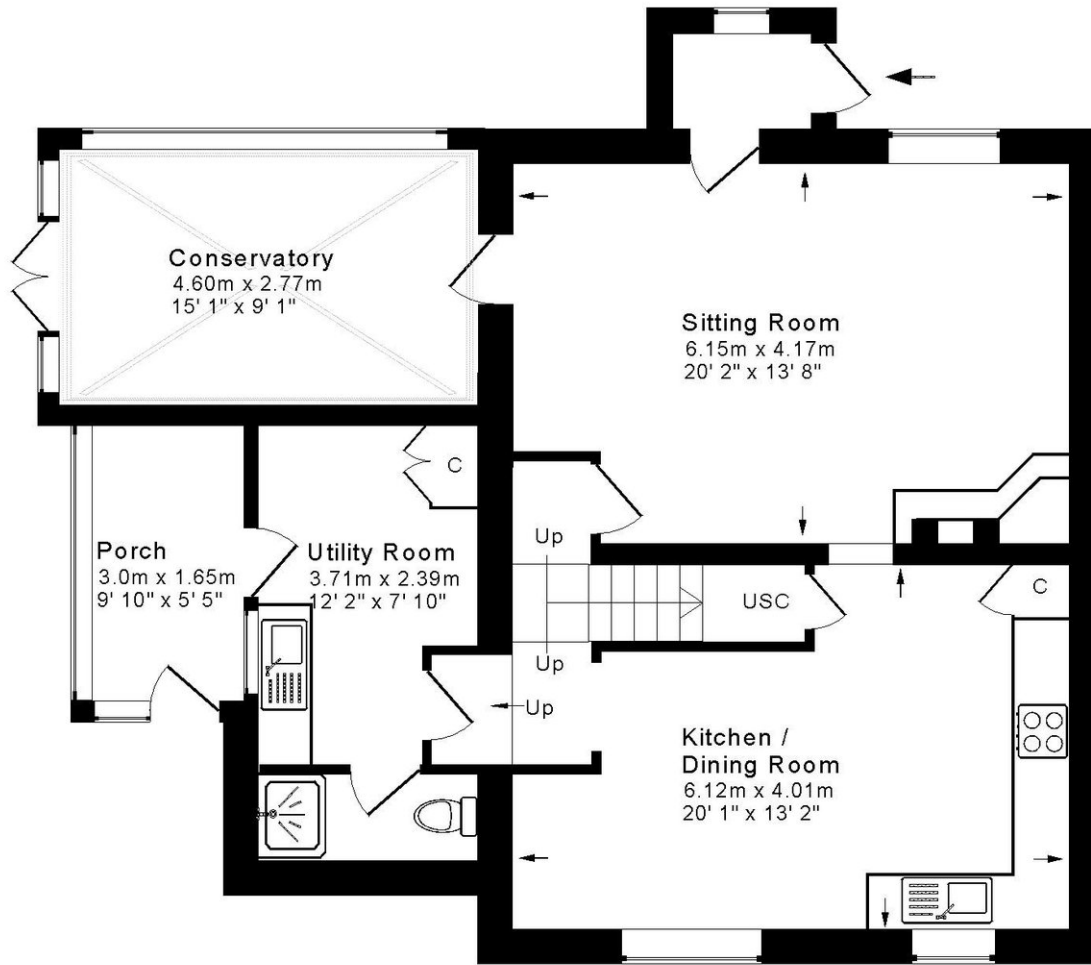




The property is approached to the rear over a drive, with parking for several cars. A timber gate leads from the drive to the garden which comprises: a large paved seating area with low dry stone walling, wide flagstone steps to lawn, established decorative plants, shrubs, ornamental fishpool and pergola. Aluminium framed greenhouse, timber garden storage shed. all leading down to the foot, where there is a low stone wall and lovely far reaching views over the adjoining farmland and beyond. Furthermore, adjoining the garden, there is a substantial plot of land and allotment, which is available to buy with the property, subject to separate negotiations.

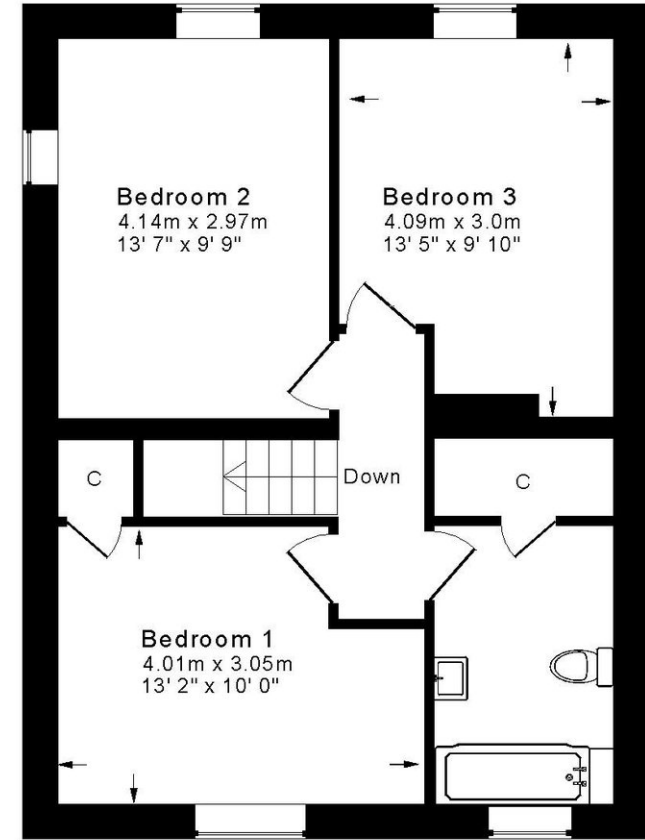
- Semi detached cottage affording a central village location with gardens backing onto open fields
- The well proportioned accommodation includes a sitting room with a wood burning stove, conservatory with windows and doors out onto the rear garden, and a kitchen
- Here, there are a range of wooden units with ample space for appliances, as well as a family dining table
- Completing the ground floor, is a utility with a shower room and WC leading off
- On the first floor, there are three double bedrooms and a family bathroom
- Outside, there is a driveway at the side of the cottage with plenty of parking available. Access can be gained, via a wooden gate into the garden
- This has a large patio terrace and steps up to a lawn, with a greenhouse and timber garden sheds, as well as backing onto an open field. Adjoining here, there is an opening into a further large plot of land and allotment garden which is available to buy, subject to separate negotiation





Ground Floor

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First Floor

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