

LODESTONE



Willow Cottage





Willow Cottage

BA12 6DA

4 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Hidden 4 bed detached cottage with great living accommodation
- Scope to update, reconfigure subject to requirements..... plenty of potential
- Separate detached building - potential home office, annexe etc
- Lovely cottage gardens, carport and ample parking.
- No chain



Willow Cottage is a charming property located in the desirable town of Mere, situated at the end of a tranquil 'no through' country lane in a beautiful setting. This detached cottage requires some updating but retains lots of its character and charm, the original parts of the main house are thought to date back to the 1740's when it was possibly 3 separate cottages.

On the ground floor there is a lovely and light dual aspect sitting room with a fireplace with log burner for cosy winter evenings, a study, downstairs toilet porch/utility area, and cloak cupboard. A particular feature of this cottage is the open plan kitchen/dining room with vaulted ceiling and french doors opening out to the garden.

Upstairs the landing provides access to four well-proportioned bedrooms, one with en-suite shower room, and a main family bathroom.

Outside

Willow Cottage is set in stunning location with gardens and grounds of 0.24 acres that back on to the watercress beds and surrounding countryside beyond. A gated driveway provides off road parking and there is a car port. The garden is a good size, laid to a mixture of paving and lawn with beautiful mature shrubs and trees and plenty of space for outdoor dining. There is a garden shed and a conservatory.



Also within the grounds is a pretty stone building which was at one time used to accommodate the watercress bed workers. It offers potential for use as annexe accommodation subject to renovation and the necessary consents.

Situation

Mere lies at the Southwestern tip of Salisbury Plain, within Wiltshire and close to the Somerset and Dorset borders. This picturesque town has its own library and museum, a pharmacy, doctors and dentist surgery, a tearoom, several good pubs and a variety of shops. Gillingham nearby has a Waitrose supermarket and is the closest railway station with good links to London. The attractions at Longleat House and the National Trust gardens at Stourhead are both less than 15 miles away. Also close are towns of Bruton and Frome.

Schools

The area offers many reputable state and independent primary and secondary schools including Port Regis, Warminster School and Sexeys. Mere primary school feeds into the secondary state school Gillingham.

Transport links are excellent with easy access to the A303 and a mainline station at Gillingham with services to London (Waterloo 2 hours).



Services - Oil central heating, mains drainage and electricity

Tenure - Freehold

Local Authority – Wiltshire Council

Council Tax Band – G

EPC - E

Directions

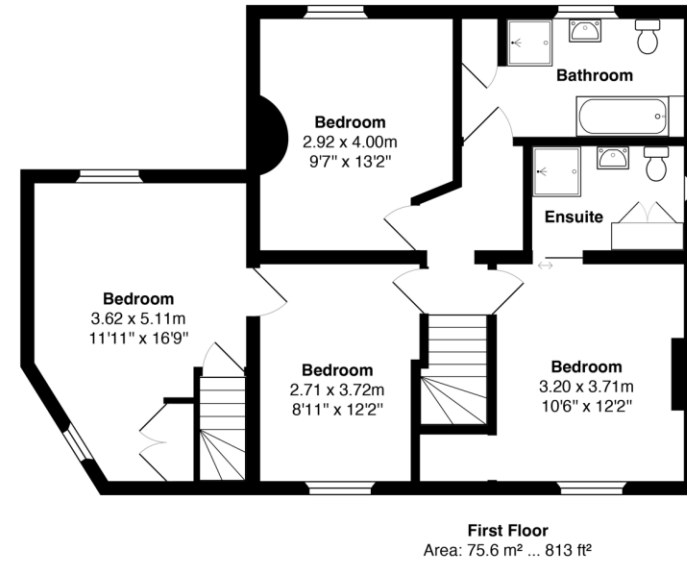
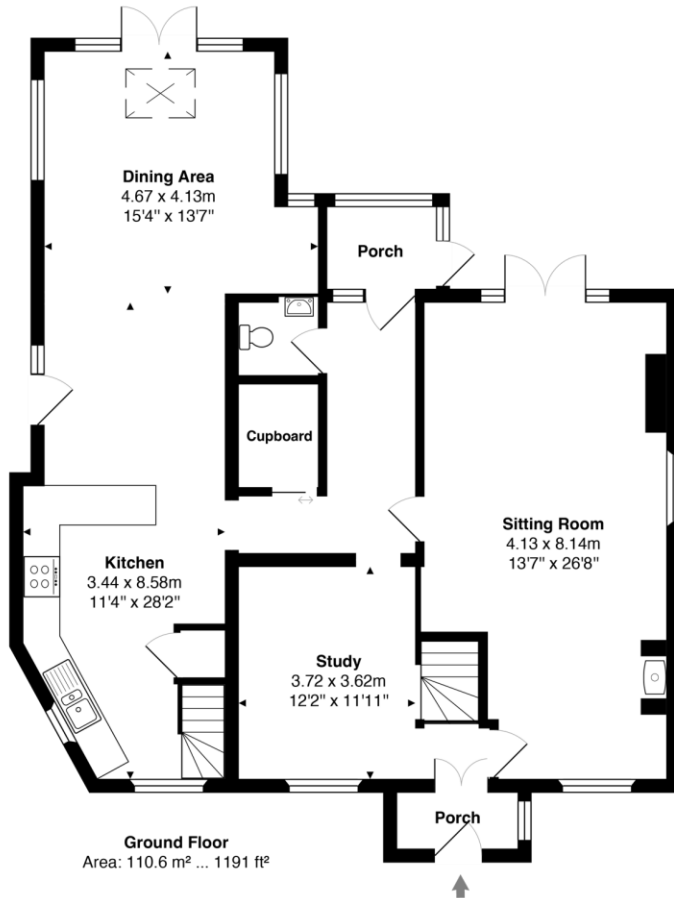
Postcode: BA12 6DA

What three words: ///behaving.harp.increases

Viewings by appointment only

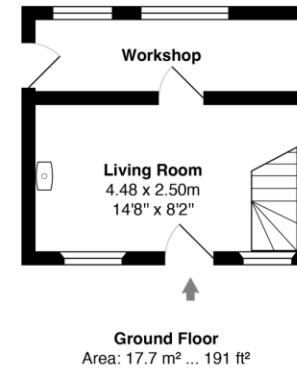
Please note that all areas, measurements and distances in these details are approximate and the text, photos and floor plans are for general guidance only. Prospective purchasers are advised to inspect the property themselves and Lodestone Property cannot guarantee any matters relating to planning permission. No fixtures, fittings or apparatus has been tested and any furniture and fixings not itemised in these particulars may be removed by the vendors.

Willow Cottage, Mere

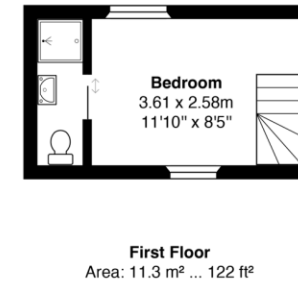


Approximate gross internal floor area of main building - 186.2 m² / 2,004 ft²

Approximate gross internal floor area of annexe - 29 m² / 313 ft²



Annexe



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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