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# White Hayes Cottage, The Street, Chilcompton, Radstock, BA3 4HN

Guide Price £350,000

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## Quote Reference NF0664 To Arrange Your Viewing

White Hayes Cottage is a charming semi-detached house, boasting a rich history dating back to the 1960s. This cosy abode offers a warm and inviting atmosphere, with recent upgrades including a gas central heating system, double glazing, and some modern electrical wiring.

The delightful porch leads into a cosy living room adorned with a multi-fuel burner, flowing seamlessly into a dining area and a modern fitted kitchen with picturesque views of the rear garden. The property features a downstairs bathroom and a versatile upstairs layout with two bedrooms, the guest room complete with a modern en-suite shower room. The spacious landing offers endless possibilities for customization, whether as an office space, dressing area, or potential third bedroom. The beautifully landscaped rear garden spans 39 meters and features level lawn areas, a charming pergola seating area, and stunning views of open fields. Additionally, the property includes a garage that could be converted into extra accommodation and a driveway with space for four cars, all secured behind a 5-bar wooden gate.

## Location

Situated on the outskirts of the serene village of Chilcompton, White Hayes Cottage is nestled in the breath taking countryside of Somerset. The village exudes a timeless charm, enveloping visitors in a tranquil atmosphere that encourages relaxation and appreciation of nature's beauty. Chilcompton's picturesque setting captivates with rolling green hills and scenic vistas of the Somer Valley, creating a serene backdrop for a peaceful lifestyle. Steeped in history, the village showcases an array of architectural gems, including elegant stone cottages and historic churches that harken back to a bygone era, adding character and depth to the local landscape.





TOTAL FLOOR AREA: 775sq ft (72.0 sq m) approx.  
 While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, heights and other items are approximate and not necessarily a basis for any contract or agreement. The area for the purposes of purchase and sale shall be that of any prospective purchaser. The accuracy, reliability and appropriateness of the information contained here has not been tested and no guarantee is made with respect thereto.

- Semi-Detached Cottage With Scope To Extend STPP
- Dining Room
- Bathroom Downstairs & Ensuite Shower Upstairs
- 39 Metre Rear Garden Backing Onto Fields With Wonderful Views
- Driveway Four Several Cars
- Living Room With Multi-Fuel Burner
- Modern Fitted Kitchen With Stable Door To Rear Garden
- Two Bedrooms & Large Landing Could Make a Third Bedroom
- Garage With Scope to Convert
- Vendor Suited



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	