



£295,000

At a glance...



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**holland
& odam**

Barley Twist
Castle Street
Keinton Mandeville
Somerton
TA11 6DX

TO VIEW
Market Place, Somerton
Somerset, TA11 7NB
01458 785100
somerton@hollandandodam.co.uk



Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout turn right onto Horse Mill Lane. Continue down the hill and turn left at the T Junction onto B3151 and first right onto B3153 towards Keinton Mandeville. Follow the road for approximately 5 miles and you will eventually enter the village. The property can be found on your left hand side, shortly after passing the shop on your right.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Keinton Mandeville is a popular village set amidst gently rolling countryside, 5 miles east of Somerton. The village provides a pub The Quarry Inn, well regarded primary school, play park, village stores, church and active village hall where there is also a day surgery. The renowned Millfield Senior School on the outskirts of Street is 5 miles. The village is well placed for commuters being just one mile from the A37 and 5.5 miles from the A303 at Podimore. The nearest rail link to London Paddington is at Castle Cary, 6 miles.

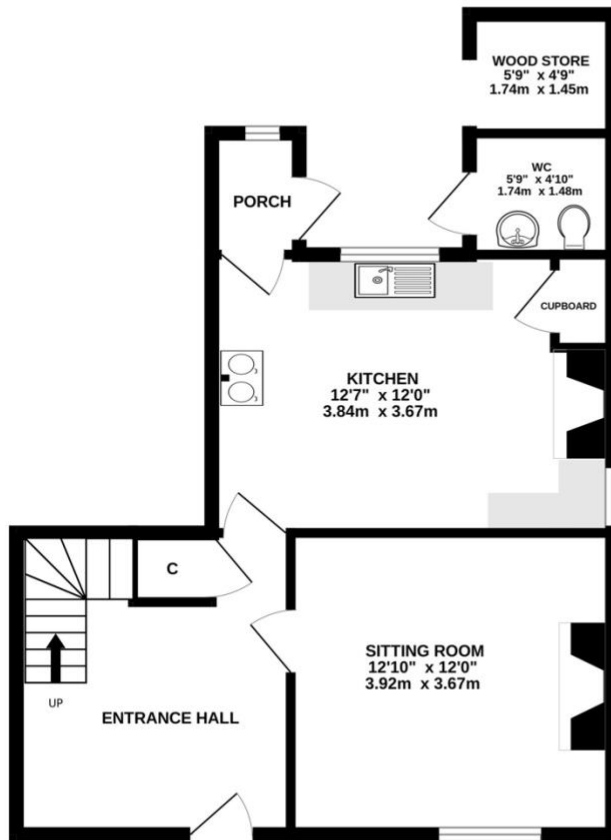
Insight

An exciting project opportunity to acquire a natural stone, semi-detached cottage in the village heart of Keinton Mandeville, in need of full renovation. Boasting character features such as Blue Lias fireplaces, beams and flagstone floors this cottage comprises a large entrance hallway, living room, kitchen/ diner, three bedrooms and a bathroom. There is a considerable size garden to the rear with a number of outbuildings and advantageous off road parking to the front of the property.

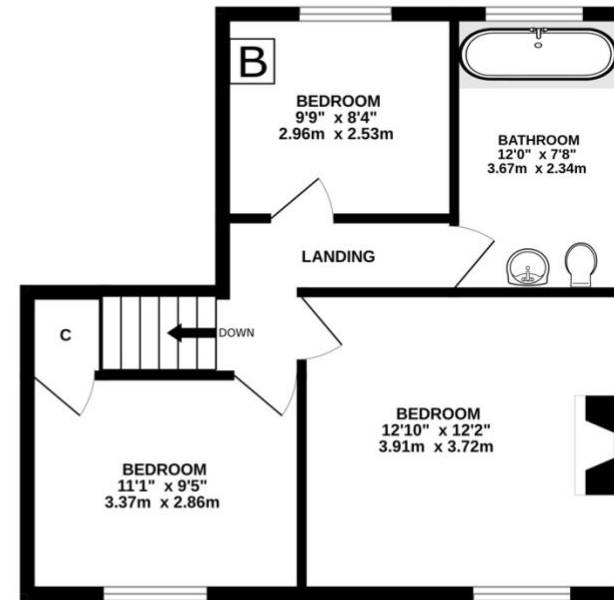
- Character cottage in need of complete renovation, situated in the heart of this favourable village.
- Off road parking via a gravelled driveway to the front of the property.
- Spacious accommodation including a spacious entrance hall and two reception rooms, three bedrooms and a bathroom.
- A substantial rear garden offers a buyer a blank canvas to design a more personal space and take full advantage of this space.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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DISCLAIMER

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