





£595,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band E



Services

Mains electricity, water and drainage are connected. Oil fired central heating system

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Somerton Market Place, head north east towards Broad Street. At the roundabout, take the second exit onto Horse Mill Lane. Turn left on B3151 and follow the road into Compton Dundon. Turn right onto Compton Street and Wheal Eliza can be found on your left.

Description

A beautifully presented former farmhouse, constructed of Blue Lias natural stone with annexe potential, set in a generous and well-established half-acre plot.

Wheal Eliza is a charming semi-detached former farmhouse that seamlessly combines character and comfort. Offering spacious and versatile accommodation, this immaculately maintained home features original period details, a detached garage with annexe potential (STP), and stunning gardens including a productive vegetable patch, greenhouse, and mature trees. Ideal for families or those seeking a semi-rural lifestyle with space to grow.

A welcoming entrance hall sets the tone for this charming home, providing access to the main living areas and a staircase rising to the first floor. The spacious dual-aspect sitting room is a delightful space, featuring a beautiful Bath stone fireplace with an inset Stovax wood-burning stove — a perfect focal point for cosy evenings. This room opens through to a snug, where exposed stone walls and French doors create a warm and inviting atmosphere, while providing direct access to the garden. The kitchen is both stylish and practical, fitted with modern appliances and complemented by a generous walk-in pantry, offering excellent storage and functionality. Adjoining the kitchen is a characterful dining room, ideal for entertaining. This generous space boasts original flagstone flooring and a charming inglenook fireplace, adding to the home's rustic charm and period appeal. Completing the ground floor is a spacious boot room, ideal for country living, along with a practical utility room and WC.

Upstairs, the first floor provides four well-proportioned bedrooms. The principal bedroom enjoys the benefit of fitted wardrobes and a smart en-suite shower room. The remaining three bedrooms are all served by a contemporary family bathroom, making this an ideal layout for family life or visiting guests.

Location

Compton Dundon is a rural village having 62 acres of beautifully managed woodland providing stunning viewpoints, landscapes and wildlife yet still convenient for fantastic schools and local shops. T

The historic centres of Glastonbury and Wells, and Street, home to popular shopping destination Clarks Village are all on your doorstep and close to A37 connecting you to the coast in less than a hour. A highly regarded active village enjoying a pub, the Castlebrook Inn, a super village hall and Church.

The thriving town of Street provides an excellent range of shopping facilities and everyday amenities and home to prestigious Millfield School. The charming town of Somerton is also nearby, a popular market town with plenty of facilities, superb eating places and an art centre. Castle Cary Railway Station (London Paddington) 13 miles, A303 Podimore Junction 7 miles.





The gardens have been thoughtfully landscaped and nurtured, providing a mix of formal and productive areas ideal for both relaxation and self-sufficiency.

To the front and side of the property, the established gardens feature well-stocked flower beds, mature trees, and neatly kept lawns. A gravelled driveway offers ample off-road parking and leads to a detached garage, which presents exciting potential for conversion into an annexe, subject to the necessary planning permissions.

At the rear, a traditional kitchen garden is laid out with raised vegetable beds, a greenhouse, and an assortment of fruit trees — perfect for those with a passion for gardening or sustainable living. The grounds are dotted with mature planting, providing year-round interest, and additional stone-built outbuildings including a tool store and wood store offer useful external storage.



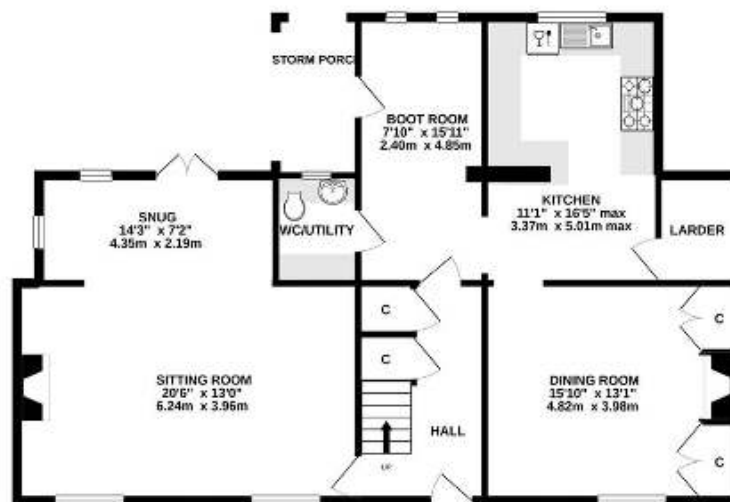
- Set on a well-maintained half-acre plot, a haven for gardening lovers, with ample space to cultivate and create.
- Four well-proportioned bedrooms upstairs
- Detached garage with annexe potential (subject to planning)
- Generous living accommodation throughout
- Additional stone-built tool store and wood store
- Spacious boot room and utility/WC on ground floor
- Dual-aspect sitting room with Bath stone fireplace and Stovax wood burner



OUTBUILDINGS

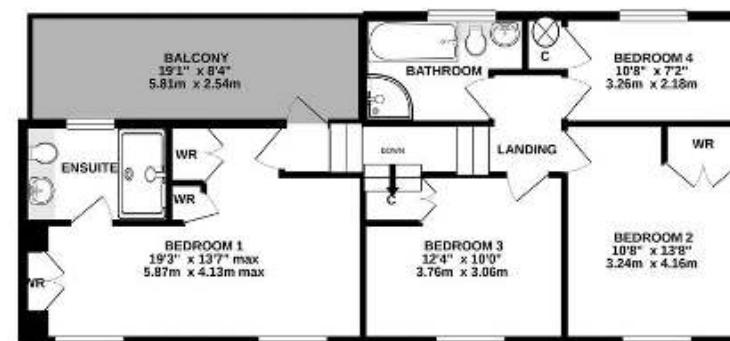


GROUND FLOOR



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1ST FLOOR



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