

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



ST. MICHAEL'S COTTAGE, NEW STREET, SOMERTON, TA11 7NT

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NEW STREET, SOMERTON, TA11 7NT**

Glastonbury 8 miles, Street 6 miles, Langport 4 miles. Castle Cary 10 miles (Paddington 1.5 hours). Yeovil 12 miles (Waterloo 2.5 hours). Taunton/M5 (J25) 16 miles. A303 3.5 miles (Distances & times approximate).

A charming, Grade II listed, period cottage in a prime residential area of this popular country town in Somerset.

The property stands in a quiet road within easy walking distance of the attractive town centre. It has very comfortable and appealing accommodation with bags of character. It includes a hall, sitting room, snug, kitchen/dining room and on the first floor an excellent bedroom and bathroom.

Outside is a very pretty, lawned garden with mature shrubs, a terrace and a garden shed.

Guide Price £265,000.

Location

Somerton is within easy reach of the surrounding towns including Glastonbury and Street to the north, Castle Cary to the east and Yeovil to the south. It's a small thriving town with many independent shops, lots of sporting, social and other clubs and associations and a friendly community. New Street is an old street close to the centre in a quiet and popular residential area without through traffic.

Description

The property is an attractive early 19th century terraced cottage, of local blue lias stone, roughly squared and coursed, under a Welsh slate roof. It has 12 pane sash windows and a front door with a rectangular fanlight.

Internally it has enormous charm and character with period details including flagstones, old pine and elm timbers, combined with modern amenities including gas central heating and good quality kitchen and bathroom fittings. The front door opens to a hall which runs through the house to a door to the rear garden.

At the front of the house is a sitting room with a flagstone floor and an attractive cast iron fireplace with a surrounding mantle. It's flanked by 2 alcoves with cupboards and shelves.

Overlooking the garden is a dining room, again with flagstones and having a cast iron range and a door to a winding staircase.



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The kitchen and breakfast room is a great living area with a high sloping ceiling, floorboards, painted stonework and double French doors to the garden. It has fitted units including a peninsular with breakfast bar. Integrated appliances include a cooker, dishwasher, fridge and washing machine. A wall cupboard houses the gas boiler.

The curved staircase leads to the first floor double bedroom and the bathroom. This has a basin, loo, a free standing bath and a large shower cubicle.

Outside

At the rear of the house is a very pleasing, lawned garden with shrubs, a gravelled terrace and a garden shed.

Other points

Freehold. Grade II listed. Mains services. Gas central heating

Council Tax Band B.

About the area

Somerton was an important town in Roman times eventually became the capital of Wessex. It's now a thriving Market Town in the heart of Somerset yet with easy road access via the A303 road a few miles south and the main line rail station at Castle Cary. Somerton provides a wide range of local services including a small supermarket, Doctors Surgery, Library, Butchers, Newsagent, Chemist and Post Office. Close by are other small towns including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne whilst Bristol, Bath and Taunton are also within easy reach. There are excellent state and independent schools locally which include a well-respected primary school in Somerton and secondary schools (and 6th form college) in Street and Huish Episcopi. Independent schools include, Millfield (at Street & Glastonbury), Wells Cathedral, Downside, All Hallows and the schools at Bruton and Sherborne. There are lots of good restaurants and pubs in the town and surrounding villages, and most sporting, cultural and social requirements can be met.



Approximate Gross Internal Area = 75.15 sq m / 809 sq ft



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VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

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