

A photograph of a traditional stone cottage with a thick thatched roof. The walls are made of light-colored stone. There are several windows with dark frames and white curtains. A large, gnarled tree with vibrant purple wisteria flowers is in the foreground, partially obscuring the lower part of the house. To the left, there is a dense green hedge. A green 'For Sale' sign is visible in the garden. In the background, another building with a red brick chimney is visible under a clear blue sky.

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FOR SALE

Bunthams
Burton, East Coker

Bunthams

Burton
East Coker
BA22 9LR



- "Chocolate Box" Cottage
 - Grade II Listed
 - 2 Bedrooms
- Large Mature Gardens
- Character Features
- Viewing Advised

Guide Price £295,000

Freehold

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THE DWELLING

An absolutely delightful Grade II listed end-terrace cottage, which lies in one of the area's most popular villages and offers an abundance of character including exposed beams, timbers and hamstone and has a lovely inglenook fireplace with wood burner.

ACCOMMODATION

This delightful double-fronted cottage offers spacious accommodation comprising of a large kitchen/living room with the kitchen area having attractive American Black Walnut worktop and Oak doors with fitted appliances including a four-ring electric hob, Neff electric oven and fridge, a good number of base units with drawers and cupboards under and a staircase rising to the first floor. There is also a door to the rear, whilst in the living area as previously mentioned is the fantastic inglenook woodburner with beam over and hamstone surround.

On the first floor is a good-sized landing with a vaulted ceiling, original beams and roof timbers providing a light and airy space, with bedroom 1 having candle insets and bedroom 2 having a hatch to the roof space. Finally, there is a shower room with a white suite.

OUTSIDE

To the rear of the property, there is a small garden with an outside WC and handbasin, while steps rise up to the gardens, which comprise two patio areas paved with ham stone and gravel pathways.

Agents Note: Please be aware that the property has pedestrian access over the two adjoining properties. There is on-street parking to the front of the cottage and rear vehicular access, with plenty of space to provide a parking area subject to the necessary planning permission.

SITUATION

Burton, an area of East Coker is one of the prettiest villages in South Somerset with a large number of fine stone and thatched houses/cottages, along with the very popular Helyar Arms Public House. The village supports an active population with a parish church.

DIRECTIONS

What 3 words: ///butter.result.things

SERVICES

Mains water, electricity and drainage. Night storage heating.

Broadband: Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://www.ofcom.org.uk>

MATERIAL INFORMATION

Council Tax Band: C

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

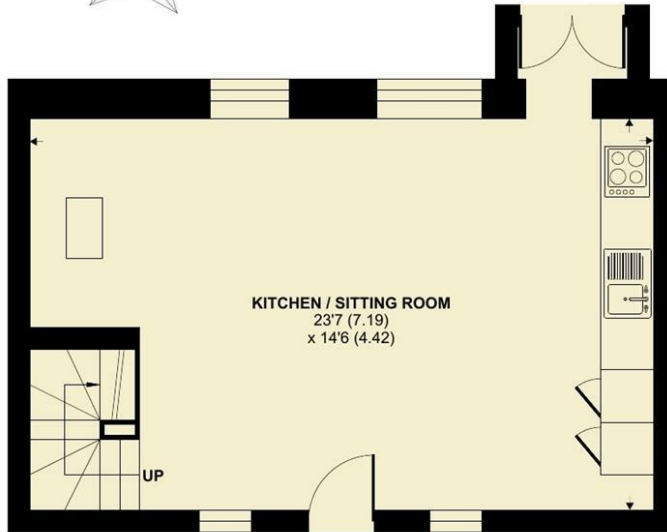
Thatched Roof - The roof was completely re-thatched in 2019 and has an estimated 25-year life span.



Buntham, Burton, East Coker, Yeovil

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntichecom 2024. Produced for Symonds & Sampson. REF: 1175264



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