

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



BURTLE FARM HOUSE, ROBINS LANE, BURTLE, SOMERSET, TA7 8NT



BURTLE FARM HOUSE
ROBINS LANE, BURTLE, SOMERSET, TA7 8NT

An attractive rural, Georgian property with four bedrooms on the outskirts of a popular village with a thriving pub and village hall.

The house has a porch, central hallway, sitting room, dining room, cloakroom/shower room, kitchen/breakfast room, boiler room and utility room, kitchen, garden room, and upstairs 4 bedrooms and two bathrooms.

Outside there are gardens and parking to the front. A path leads to the rear where there is a mature, enclosed garden.

Guide Price £635,000

Location

The house is situated down a shared driveway, in a rural location, steeped in history, on the periphery of a popular village.

Description

An elegant, semidetached, Georgian family home with many period features such as Bath stone fireplaces, (flagstone floors,) large, sash windows, and high ceilings. There is a wistful romanticism to the property with echoes of an ecclesiastical connection to a 13th century Priory, and it sits with attractive grounds in a rural and tranquil setting.





Accommodation

A fine porch shelters a large, part-glazed, front door, which opens to the wide, central hallway in this symmetrical, classical building. To the left is a stunning, dual aspect sitting room which has an inglenook fireplace as a focal point. Within the nook is an elegant and quite delicate stone fire surround and an open fire. Enormous, solid, Blue Lias, vertical stone supports and exposed, honed stone within the inglenook are additional notable features in this fabulous room. There is a traditional "pickle cupboard".

To the right of the hall is the dining room, again a very elegant room with an east facing window with shutters. From here, a door opens to the downstairs cloakroom, (plus shower). It is worth noting that a door into the cloakroom, could be reinstated from the hallway.

The kitchen is located on the left of the hallway at the rear and it has a south facing sash window with attractive and unusual stone panelling below, and classic French windows which open to the west garden. There are fitted units with a gas hob (calor), integrated, eye-level double ovens, integrated dishwasher, a traditional oil-fired Rayburn and extractor. There is plenty of space for a table and chairs, and this is a delightful room with views over the garden.

Beyond the kitchen is an under stairs cupboard and a utility area which houses the boiler. Beyond this is the 'old kitchen' which still has units and is used as a utility space. There is an attractive sash window overlooking the rear garden, and a door opens to the garden room. This has a flagstone floor and exposed stone walls with large windows and doors out to the rear garden.

A strikingly elegant and graceful handrail ascends the stairs to a charming, sunny, galleried landing, flooded by light from an east facing roof light.

The principal bedroom is dual aspect with glorious views over the garden. It has a large ensuite which includes two bright fresh rooms, a roll top bath and stylish shower. It is worth noting that from the second room the door opens back on to the landing. There are 3 further bedrooms, 2 large doubles and a single. A large landing cupboard and a family bathroom complete the upstairs.





Outside

The house is approached through estate railings over a cattle grid. Parking is available on the ground meshed lawn in front of the property. The two front lawns are divided by a ha-ha, and bounded by estate railings. A flagstone path leads to the central front door.

There is access on the south side of the building to the rear garden, which is mainly laid to lawn with mature trees and shrubs and floral borders. A gravel terrace adjacent to the house provides an area for seating. The garden is private and secure and teeming with nature.

Tenure and other points

Freehold. Grade II listed. Oil fired central heating and hot water. Mains electricity and water (separate meter). Shared modern digester.

Council Tax Band G

About the Area

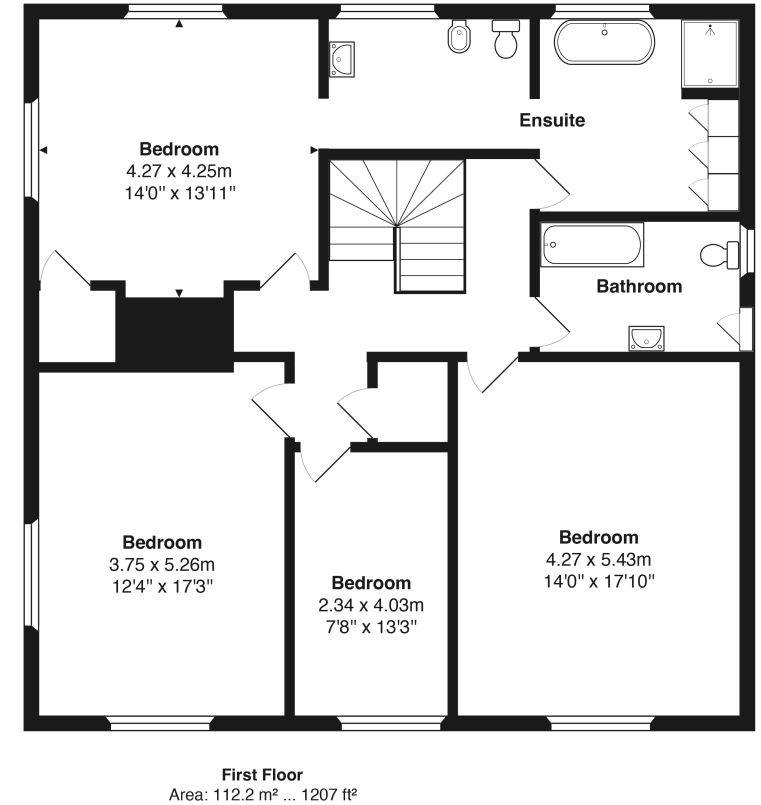
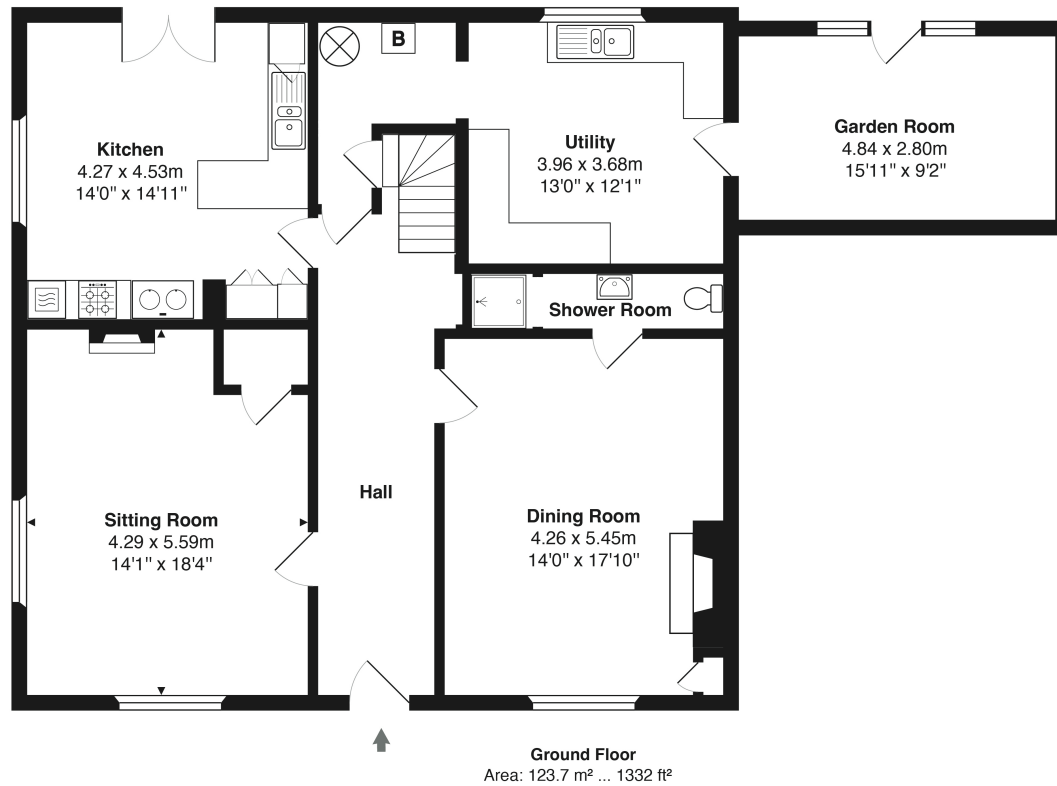
Burtle is located in the beautiful county of Somerset in an area of outstanding natural beauty. The area has been farmed for thousands of years and provides good agricultural land to sustain many livestock farms. There is a thriving local community within the village with people socialising in many different ways including at the Village Hall. See <http://www.burtlevillage.co.uk>

The surrounding towns and villages provide a wide and diverse range of cultural, social, commercial and sporting activities and societies to serve most needs. There are excellent state and private schools in the area including a number of primary schools, Crispin, Strode College, Wells Cathedral and Millfield.



Burtle Farm, Burtle

Approximate gross internal floor area of main building - 235.9 m² / 2,539 ft²



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

