

LODESTONE



Barn Owl Cottage, Butleigh





Barn Owl Cottage, Compton Street, Butleigh

BA6 8SE

Guide Price £440,000

3 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Detached single storey converted barn
- Newly renovated to a very high standard
- Extremely light and airy rooms
- Three double bedrooms
- Bathroom and cloakroom
- Very pretty, enclosed garden
- Summer house and garden shed
- Tucked away spot in popular village
- Parking for 2 cars
- No onward chain





Tucked away in a quiet spot in the hugely popular village of Butleigh sits Barn Owl Cottage. Recently renovated to a very high standard and immaculately presented, this single storey, three bedroom, blue lias stone built cottage presents a fabulous opportunity for anyone wishing to acquire a high quality home in this area.

Entering through a part glazed entrance door you come into a lobby leading into the modern and very well-appointed kitchen. Double aspect windows and a glazed door leading out to the terrace beyond flood this room with light. Electric underfloor heating warms the tiled floor, and modern cream units with wooden worktops are complemented by handmade tiles from Dorset. Everything you need is catered for including an integrated fridge freezer, electric oven, multi oven with grill and microwave, induction hob with an extractor fan vented externally, integrated dishwasher. There is also space for a table and chairs. Adjacent to the kitchen is the cloakroom which is also home to the washing machine and some useful cupboards. To the left of the lobby is the fabulous main reception room with high ceilings, double aspect windows and double doors leading out to the terrace beyond. This wonderful room is a highlight of the cottage and provides a very generous space for entertaining as well as being an opulent sitting room.



Beyond the kitchen and cloakroom, a step down leads to the bedrooms comprising a large master with a pretty view of the garden and two further equal sized doubles. There is plenty of room for wardrobes and chests of drawers in all of the bedrooms. The immaculate family bathroom is fully tiled and features a bath with





shower over, toilet and basin. There is also ladder access to a very large and useful loft space for storage, which also houses the boiler. Outside Gravelled area providing parking for two cars and giving access to the front door. The pretty courtyard garden to the rear is totally private and catches the sunshine at all stages of the day. A patio off the kitchen provides a lovely place to sit with flower borders and lawn which creates the perfect English cottage garden atmosphere. There is also a summer house and a garden shed for useful storage.

Situation

Barn Owl cottage is situated in the village of Butleigh which is surrounded by rural countryside, farmland and wooded hills. This popular village has a thriving shop and post office, primary school, nursery and playing fields. There is a village hall which is used by many community groups and there is a very active cricket club.

Close by is the town of Street where there is a good range of high street shops, cafes and restaurants as well as the well-known Clarks Village Outlet. There are two swimming pools, one to be found at the Sports Centre and the hugely popular outdoor Lido on the High Street with its lovely grassy areas for picnics. The Strode Theatre offers excellent live performances as well as films and exhibitions. The nearby town of Glastonbury is steeped in history going back to the legends of King Arthur. There was a Celtic monastery here in 500AD, which during the next 1000 years evolved into one of England's wealthiest and influential Abbeys. The magnificent Glastonbury Abbey ruins and the famous Glastonbury Tor attract tourists to the town and so although small, it is a thriving town, and it is well served by markets and a huge range of festivities. Nearby is Somerton, an old market



town and one of the original capitals of Wessex and Wells the smallest City in England is about 10 miles away. There are many Festivals throughout the area including many topics Literary, Music, Comedy and Food. For further shopping and recreational activities, Bath, Bristol, Taunton and Yeovil are all within about an hour's drive. The A303 that runs south of Butleigh offers direct road links to London and the South west. There are good rail transport links to London from Castle Cary railway station, (just about 20 mins drive), which offers an excellent direct rail service to London Paddington in less than two hours. Also, Airports in Bristol and Exeter offer connections within the UK, Europe and beyond

Schools

There are a variety of excellent state and independent schools in the area including an alternative well-respected primary school in the nearby village of West Pennard. Local independent schools include Millfield Senior and Prep School, Wells Cathedral School, Downside School, All Hallows Preparatory School and Kings Bruton. State schools include Wells Blue secondary school, Crispin School in Street and St Dunstons in Glastonbury. The highly regarded Strode College is located nearby in Street.

Local Authority - Somerset Council <https://www.somerset.gov.uk/>
Council Tax Band - D

EPC - D

Services - Gas Central Heating, mains electricity, water and drainage

Tenure - Freehold

Directions - Postcode: BA6 8SE



Butleigh can be approached off the A37 from the east and off the A361 from the north. Compton Street lies off Sub Road opposite the entrance to the High Street. Barn Owl Cottage is found in the first entrance on the right after turning into Compton Street from Sub Road.

What 3 Words House: presenter.contracting.scatter

Viewing by appointment only

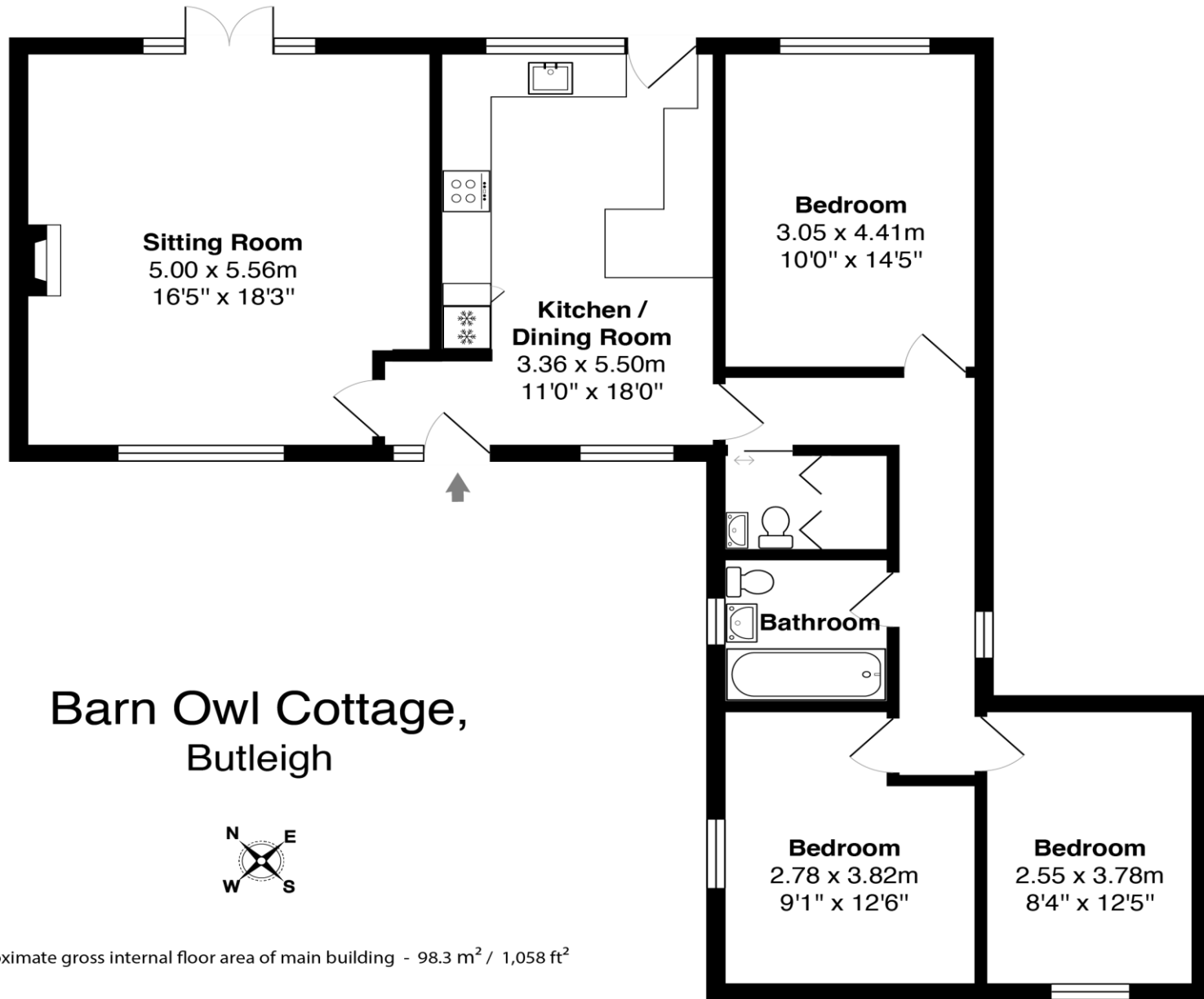
Please note there is a pedestrian right of access for the neighbour across the driveway.

Every care has been taken with the preparation of these particulars, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.

Energy Performance Certificates are available on request.

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Approximate gross internal floor area of main building - 98.3 m² / 1,058 ft²

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Bruton & Shaftesbury

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