

LODESTONE



Century Cottage, Barton St. David





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TA11 6BY

Guide Price: £575,000

3 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Period detached three bedroom cottage
- Owned by the same family for 65 years
- Tremendous scope to extend subject to the necessary planning consents
- Occupying a generous plot just over a 1/3 of an acre
- Beautifully landscaped South facing garden
- 2 storey barn
- Off road parking
- No onward chain





Situated in the heart of the popular Somerset village of Barton St David and surrounded by open fields, Century Cottage built in local Blue Lias stone, has been owned by the same family for the last 65 years. It presents a rare opportunity to acquire a cottage that is authentic and full of original features with the potential for the new owners to make it their own. Subject to planning consents, there is plenty of scope to extend and re-configure the accommodation with an adjoining two storey barn offering the perfect opportunity to create a self-contained annexe.

As you would expect to find, this characterful cottage offers a wealth of original features throughout including flagstone floors, deep window seats, beams, exposed stone walls, lintels and fireplaces all combining to create a wonderful traditional atmosphere. The front door opens into an attractive entrance hall featuring an exposed stone wall and former fireplace. From here you head into a cosy dining room with pretty window seats with doors leading to the south facing sitting room one way and to the kitchen the other. The kitchen is well-proportioned providing ample space for a table. The kitchen provides a wonderful opportunity for a retro style re-décor with its solid wood pine units combining with matching panelling. The practicalities are catered for off the kitchen with a separate utility room and WC, a boot room with a door to the garden, and a traditional pantry. The spacious L-shaped sitting room has an open fire in a stone fireplace, ceiling beams and doors opening out to a south facing terrace. Please note that the ceilings are not designed for the very tall!

From the entrance hall stairs lead up to three double bedrooms and a family bathroom. The principal bedroom enjoys a terrace with views across the garden.





Outside

The gardens are glorious and were professionally landscaped a few years ago to create separate areas. Three magnificent Lombardy Poplar tree's stand proudly at the end of the garden where it meets an open field. The garden is well established with a carefully planned selection of structural evergreen and deciduous shrubs combined with herbaceous plants that ebb and flow with the seasons. There is a pergola with pink and white roses scrambling over, a Bramley apple tree, a beautiful Copper Beech and Liquidambar tree. A delightful pergola enjoys the evening sunshine – the perfect spot to enjoy an al fresco supper or glass of wine. Water for the garden is provided for by the properties own well which is set up to pump water to a tank and from there to a hose. A little TLC is required to bring this garden back to its former glory but it is quite evident that once attended to it will put on a stunning and delightful display. Parking is off road but there is also an opportunity to create a garage or parking area to the side and/or rear.



Situation

Barton St. David is tucked away from major roads and is accessed from the villages of Baltonsborough and Butleigh or via the Somerton to Castle Cary road. Commonly known as Barton, the village lies 5 miles south-east of Glastonbury, home to famous music festival and 5 miles north-east of the beautiful market town of Somerton. The village packs quite a punch for its size, with much on offer including Plotgate Community Farm, whose members enjoy a choice of weekly or fortnightly veg boxes. There is St. David's church, a village hall and a good local pub, the Barton Inn where you can buy fish and chips from the van on a Saturday evening and eat them in the pub with a drink. If you're in need of some on the doorstep pampering, visit Argento Hairdressing and beauty salon 'Bellitudo at the Barn'. Sycamore farm shop opens on a Thursday, Friday and Saturday offering home reared meats and local produce. The market town of Somerton and the historic city of Wells are both within easy reach, as is Bruton, where some excellent restaurants including At The Chapel, Osip and The Old Pharmacy have made



their mark along with the Hauser and Wirth gallery and Roth Bar. There is golf at Kingweston golf club and a wonderful Farm shop called Home Farm. There is quirky cafe Pips in South Petherton and The Bridge bakery and canteen in Langport. More extensive shopping and supermarkets can be found in nearby Glastonbury and Street (with its famous outlet stores at Clarks Village). Bath and Bristol are both about an hour's drive to the North. The Newt country estate on the outskirts of Bruton can be reached in approximately 20 minutes, where annual membership is open to everyone and allows access to the gardens and restaurants as well as special events run throughout the year. Local transport links are excellent with a mainline railway station in nearby Castle Cary (15 minutes drive) offering direct services to London (including a fast service) and the South West. The A37 and A303 offer good road links to London and the M5. There is a bus stop at the cross roads a short walk away with services providing transport to Bath and Bristol.

Schools

There is a pre-school at the village hall in Barton St. David with state run primary schools in Baltonsborough, Butleigh and Keinton Mandeville as well as Brookside Academy in Street. Local independent schools include Millfield School, All Hallows prep school, Hazelgrove, the Bruton schools and Wells Cathedral school. Maintained schools at secondary stage include Strode College, Crispin School and the Blue school in Wells.

Directions

Postcode: TA11 6BY

What 3 Words : Arranged.prancing.clown

Viewing by appointment only.



MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: E

Guide Price: £598,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains with solar panels

Water Supply: Mains

Sewerage: Mains

Heating: Gas Fired Central Heating

Broadband: Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Parking for a number of cars

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Please refer to : <https://check-long-term-flood-risk.service.gov.uk/postcode>

Coastal Erosion Risk: N/A

Planning Permission: There are no current approvals or applications that affect the property

Accessibility/Adaptations: None

Coalfield Or Mining Area: N/A

Energy Performance Certificate: F

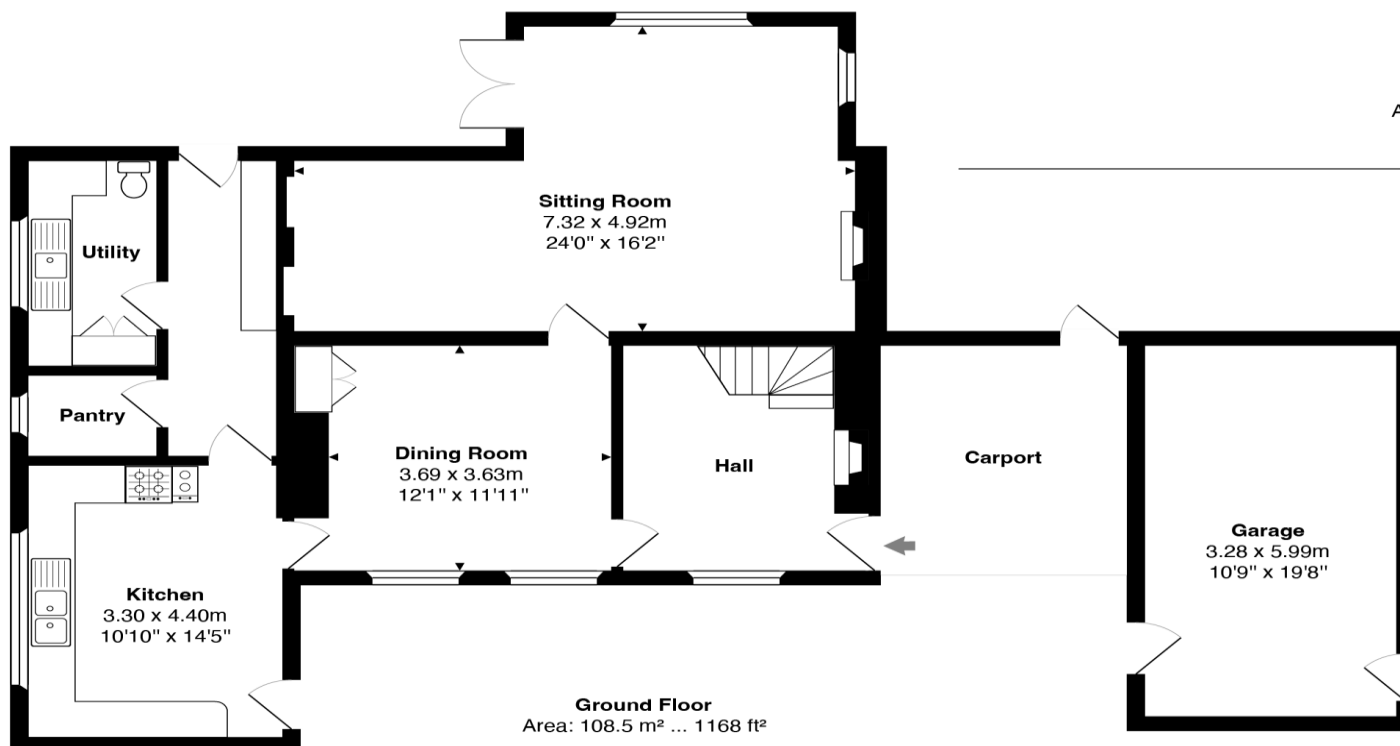
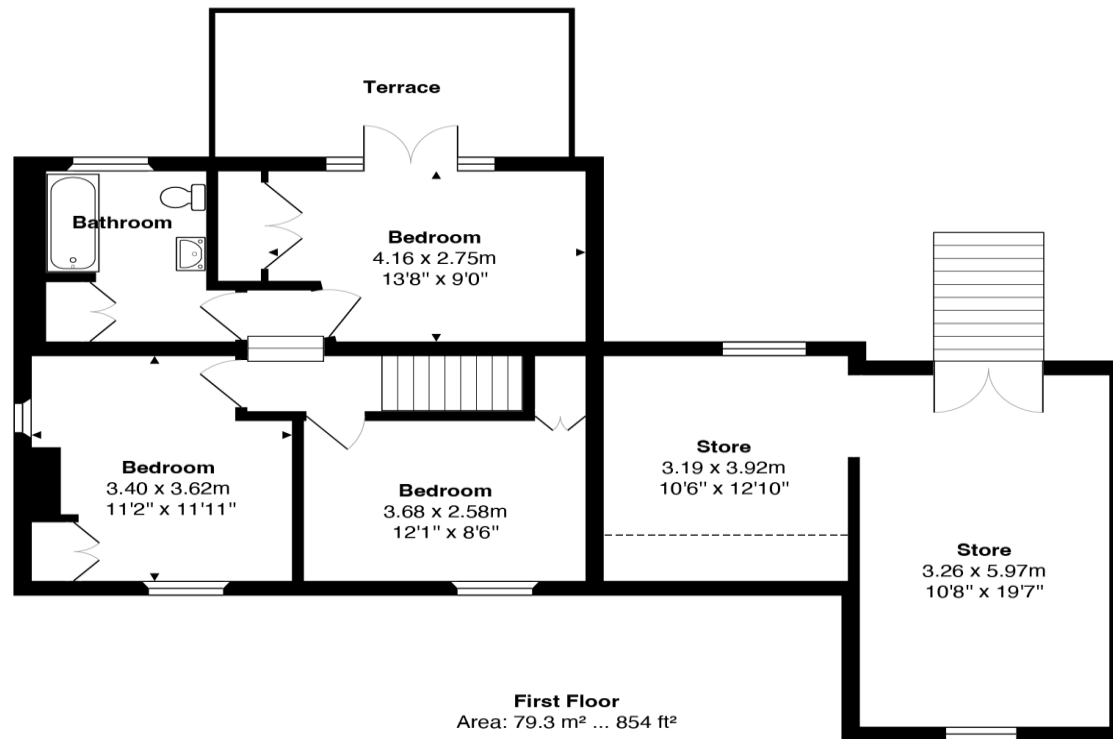
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

Century Cottage, Barton St David



Approximate gross internal floor area of main building - 187.8 m² / 2,022 ft²





Every care has been taken with the preparation of these details, 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. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. 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. Energy Performance Certificates are available on request.

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