

LODESTONE



Hidden Cottage, Croscombe





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BA5 3QQ

Guide Price: £262,500

2 
Bedrooms

1 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Cosy Cottage in popular Croscombe
- Traditional with contemporary update
- Easy to maintain courtyard garden
- Perfect first time buy or investment
- Two good sized double bedrooms
- Light and airy well fitted kitchen
- Recently renovated
- No onward chain





As its name suggests, Hidden Cottage in the very popular village of Croscombe near Wells, is tucked away in a secluded and private location. The semi-detached cottage welcomes with a traditional feel that combines well with the careful contemporary update that it has been treated to.

Wooden floorboards and exposed timbers are complemented by crisp white walls that sit alongside stylishly placed splashes of colour. Hidden Cottage is accessed through a traditional stable door into a covered walkway that leads on to the courtyard garden at the rear. The front door into the property brings you into the lovely double aspect living/dining room that has windows out to the side and rear of the courtyard garden. An inglenook fireplace currently houses an electric stove for keeping cosy on winter evenings and a pretty green shelving unit with cupboard beneath is perfect for displaying ornaments or books.

Off the living room is a very pleasant and light double aspect kitchen fitted with a range of floor and wall units, a double electric oven and hob with extractor fan over. Traditionalists will love the downstairs bathroom with its fresh décor and newly fitted WC with bath and shower over.

On the first floor two good sized double bedrooms are light and pleasant with the main room being double aspect and having a fitted cupboard and exposed floorboards. The second bedroom is fresh and bright with painted floorboards lending a traditional touch.

Hidden Cottage has been carefully updated under the care of the current owner who has added a new damp proof course, kitchen, bathroom and renewed the electrics. We highly recommend viewing to fully appreciate this Croscombe gem that would suit someone looking for a Somerset bolt hole, first time buyers or as an investment property to let or run as an Airbnb.

Outside

Hidden Cottage is set well back from the road and offers a great deal of privacy. The courtyard garden at the rear is enclosed by traditional stone walling and wooden fencing. A raised patio area offers a lovely place to dine outdoors and enjoy barbeques which is set off with rockery style planting.







There is a traditional stone-built storage shed for storing garden tools. This lovely area offers the opportunity for new owners to really make it their own within an easy to manage area that would suit a range of different planting styles from traditional cottage garden to contemporary grasses and evergreen topiary.

Situation

Croscombe is a pretty village, mentioned in the Domesday Book, with a thriving pub "The George" which acts as the hub of the community with its "Take Away" night as well as doubling as the village stores. The village hall has monthly film nights as well as the Charter Market where villagers sell their local produce, a village orchestra, amateur dramatics society and village school, playground and sports field. There is excellent walking in the area as the village enjoys many lovely footpaths. The city of Wells is just a 5-minute drive away. Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctors' surgeries, dentists, a selection of primary schools and the excellent Blue School and Wells Cathedral School.

The High Street is vibrant with a small selection of chain stores such as Boots and Waterstones, plus a variety of independent shops, restaurants and pubs. Amba offers beautiful women's wear and the Queen Street Deli sells an amazing range of cheeses, breads and chocolates. There is a twice weekly market offering good local produce, delicious fresh fish, meat products and a variety of street food. Wells also has a choice of supermarkets including Waitrose, Tesco, Morrisons and Lidl. At the very heart of the city is the stunning mediaeval Cathedral, Bishops Palace with its superb garden and Vicars Close (reputed to be the oldest surviving residential street in Europe). Wells is fast becoming the South West's go-to place for festivals with annual food, literary, comedy and theatre events. The cafe culture within the Market Place offers a wonderful opportunity to sit and watch the world go by. Tables and chairs adorn the cobbled square surrounded by fabulous architecture, historic buildings and popular destinations such as the Bishop's Eye wine bar and restaurant. With both the Cathedral School and the Cathedral itself, there are all year opportunities for musical concerts and other events, plus there are regular shows in the Little Theatre and a multi-screen cinema.



The very popular small town of Bruton is nearby which has the popular restaurant/coffee/bread shop called At the Chapel and the world-famous Hauser and Wirth Art Gallery.

Also nearby is Frome, one of Somerset most fashionable market towns and recently featured in the Sunday Times as the best place to live in Somerset. The town has a comprehensive choice of pubs, restaurants and shops plus all the usual amenities. Founded in 2013, the & Frome Independent; is an award-winning independent street market that is held on the first Sunday of every month and attracts 80,000 people a year.

Golf Clubs are in Wells and on the Mendips. Sailing and fishing can be found on the Chew Valley and Blagdon Lakes.

A minor injuries unit is close at hand being situated at Shepton Mallet Community hospital and West Mendip Hospital, Glastonbury. The heritage city of Bath and regional centre of Bristol are both within very easy reach.

There are excellent state and independent schools in the area including a junior school in the village of Croscombe itself as well as several primary schools in Wells. There is also the extremely sought-after Wells Blue secondary school, plus Wells Cathedral School - prep and senior, Downside School, All Hallows Preparatory School, Millfield - prep and senior school and the Bruton schools all in close proximity.

The cities of Bath and Bristol are within commuting distance and there is a main line railway station, Castle Cary (13 miles away) with direct links to London Paddington, journey time 1hr 40 mins. Street and Glastonbury are 20 minutes away and Bristol airport is an easy 30-minute drive.

Directions

Postcode: BA5 3QQ

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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: B

Guide Price: £270,000

Tenure: Freehold

PART B

Property Type: Semi-Detached

Property Construction: Standard. Stone with tiled roof.

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

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

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: There is no parking assigned to the property

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: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: According to the Environment Agency's website, the property is in an area at very low risk. Very low risk means that this area has chance of flooding of less than 0.1% each year.

Coastal Erosion Risk: N/A

Planning Permission: There are no planning applications currently linked to this property.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: F

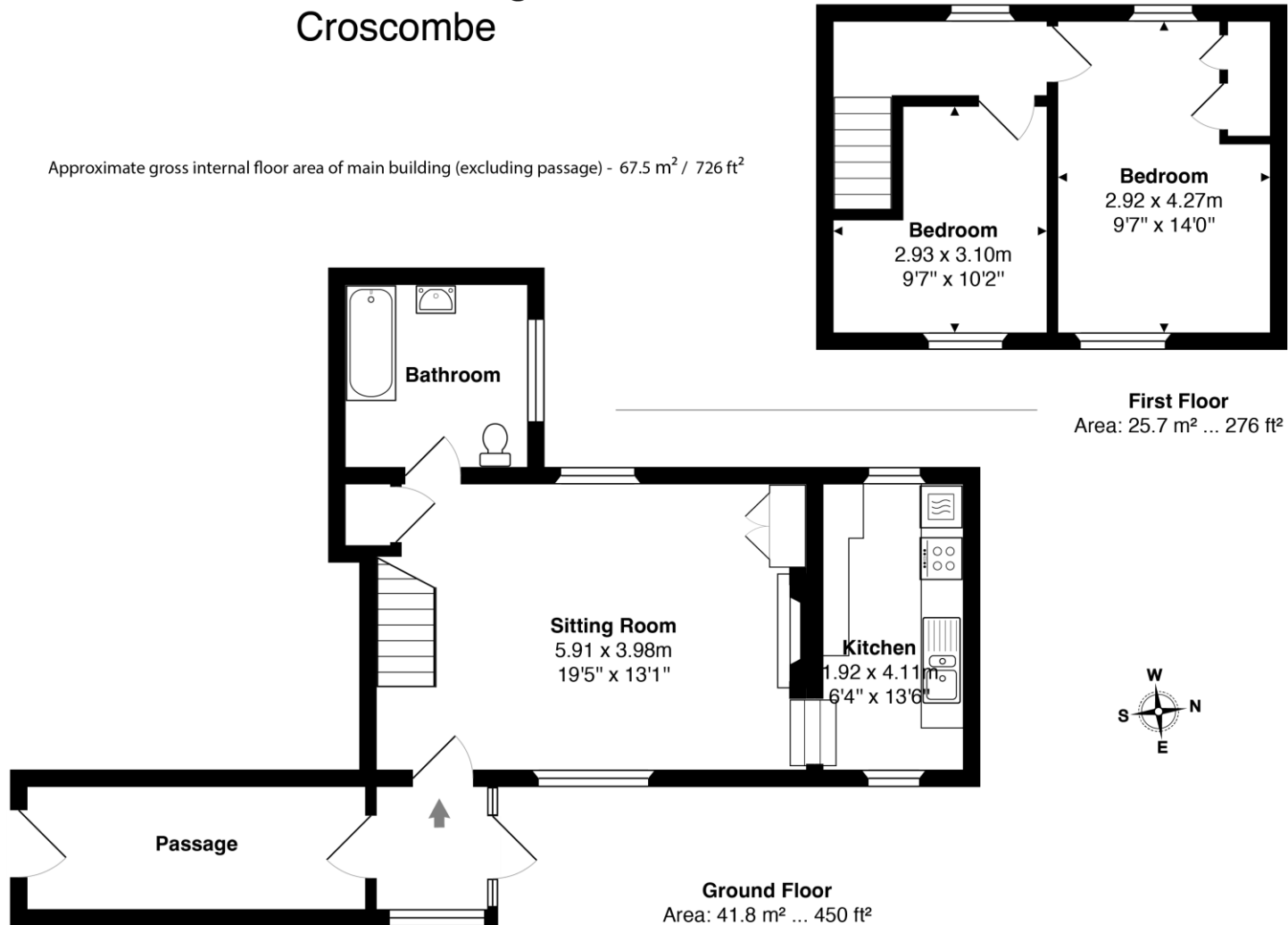
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating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



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Approximate gross internal floor area of main building (excluding passage) - 67.5 m² / 726 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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