

HUNT & NASH

Est. 1938

www.huntandnash.co.uk



2 Hurcot Cottages, Hurcot, Somerton Somerset TA11 6AA

CHARMING UNLISTED PERIOD STONE COTTAGE (CIRCA 1903)
CHARACTER FEATURES: PEACEFUL HAMLET: COUNTRYSIDE VIEWS
OPEN PLAN LIVING SPACE: WOOD BURNING STOVE
SUPER-FAST FIBRE BORADBAND: SOUTH FACING ASPECT
FRONT & REAR PRIVATE GARDENS: OFF ROAD PARKING FOR TWO VEHICLES
WORKSHOP: NO ONWARD CHAIN
COUNCIL TAX BAND C: EPC RATING E



A highly attractive two-bedroom period cottage, set along a quiet country lane in the heart of the sought-after hamlet of Hurcot, surrounded by rolling Somerset countryside. Constructed of natural stone and dating from 1903, this unlisted cottage is rich in character and charm, combining original features with thoughtful modern updates. enjoying a peaceful, rural setting while remaining within walking distance of Somerton and convenient for regional transport links.

The property benefits from notably high ceilings of approximately 2.6 metres, creating a bright and airy feel throughout. The front door opens into a spacious open-plan sitting room, kitchen and dining area, which was previously two separate rooms. The sitting area is characterful and welcoming, featuring a wood-burning stove with fitted shelving to either side and a staircase rising to the first floor.

Upstairs, the landing leads to two double bedrooms. The principal bedroom is a generous room with two Victorian-style fireplaces, indicating its former use as two rooms, and enjoys views over the front garden. The second bedroom is a full double with lovely views across the fields and surrounding hills. Both bedrooms have access to a newly refurbished bathroom, fitted with a walk-in shower, high-volume pump, underfloor heating and countryside views.

To the rear, the long south-facing garden enjoys a high degree of privacy and backs directly onto open fields. Predominantly laid to lawn, it features pleached fruit trees along one boundary and two seating areas ideal for al fresco dining and relaxation. To the front is an enclosed, traditional cottage garden with mature planting and natural hedging. A gravel driveway provides off-street parking for two large vehicles. A recently commissioned workshop/shed benefits from windows and a power connection, offering excellent storage or potential workspace.

Hurcot is a small, highly regarded hamlet set amidst beautiful Somerset countryside. Somerton is within a 12-minute walk and provides everyday amenities including independent shops, cafés, pubs and restaurants.

Nearby towns include Street (4 miles), Glastonbury (6 miles) and Castle Cary (10 miles), with Castle Cary mainline station offering direct services to London Paddington. The A303 is approximately 3 miles away, providing excellent access to the wider South West, Bath (28 miles) and Bristol (32 miles).

The area is particularly well regarded for its schooling, countryside walks and quality of life.

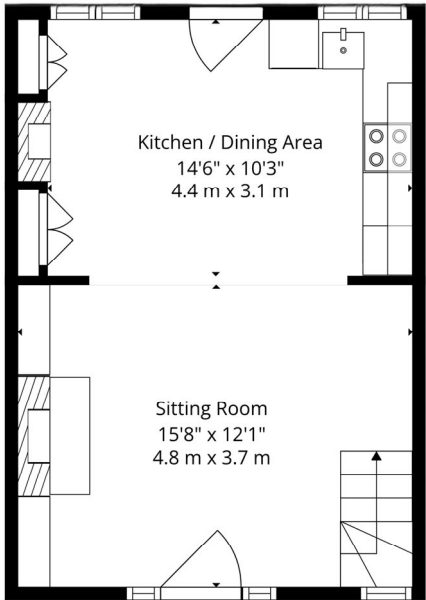
GUIDE PRICE . . . £390,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

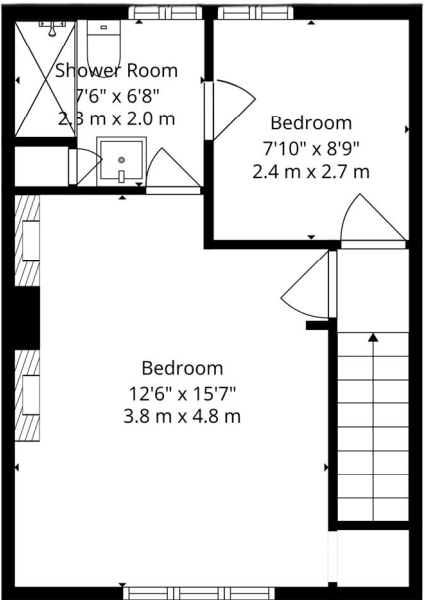
Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



2 Hurcot Cottages, Hurcot, Somerton, Somerset, TA11 6AA



Ground Floor



1st Floor



TOTAL: 712 sq. ft, 66 m2
 Ground floor: 356 sq. ft, 33 m2, 1st floor: 356 sq. ft, 33 m2
 EXCLUDED AREAS: WALLS: 54 sq. ft, 6 m2

Scale, Measurements And Placement Of Doors And Windows Are Approximate.



HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR



12 The Parade, Bourne End SL8 5SY
bourneend@huntandnash.co.uk



Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and prospective buyers are advised to check these for any particular purpose, eg, fitted carpets and furniture. All images and computer generated images are for illustrative purposes only and can vary from property to property. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.