



Symonds  
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01935 423524  
FOR SALE

Bunthams  
Burton, East Coker



# Bunthams

Burton  
East Coker  
BA22 9LR



- "Chocolate Box" Cottage
  - Grade II Listed
  - 2 Bedrooms
- Large Mature Gardens
- Character Features
- Viewing Advised

Guide Price £275,000

Freehold

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## THE DWELLING

An absolutely delightful Grade II listed end-terrace cottage, which lies in one of the area's most popular villages and offers an abundance of character including exposed beams, timbers and hamstone and has a lovely inglenook fireplace with wood burner.

## ACCOMMODATION

This delightful double-fronted cottage offers spacious accommodation comprising of a large kitchen/living room with the kitchen area having attractive American Black Walnut worktop and Oak doors with fitted appliances including a four-ring electric hob, Neff electric oven and fridge, a good number of base units with drawers and cupboards under and a staircase rising to the first floor. There is also a door to the rear, whilst in the living area as previously mentioned is the fantastic inglenook woodburner with beam over and hamstone surround.

On the first floor is a good-sized landing with a vaulted ceiling, original beams and roof timbers providing a light and airy space, with bedroom 1 having candle insets and bedroom 2 having a hatch to the roof space. Finally, there is a shower room with a white suite.

## OUTSIDE

To the rear of the property, there is a small garden with an outside WC and handbasin, while steps rise up to the gardens, which comprise two patio areas paved with ham stone and gravel pathways.

Agents Note: Please be aware that the property has pedestrian access over the two adjoining properties. There is on-street parking to the front of the cottage and rear vehicular access, with plenty of space to provide a parking area subject to the necessary planning permission.

## SITUATION

Burton, an area of East Coker, is one of the prettiest villages in South Somerset with a large number of fine stone and thatched houses/cottages, along with the very popular Helyar Arms Public House. The village supports an active population with a parish church. Many of Somerset's famous and beautiful gardens are in the surrounding area and are within easy reach of the cottage, as is the popular coastal region around Lyme Regis.

## DIRECTIONS

What 3 words: ///butter.result.things

## SERVICES

Mains water, electricity and drainage. Night storage heating.

Broadband: Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker. <https://www.ofcom.org.uk>

## MATERIAL INFORMATION

Council Tax Band: C

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

Thatched Roof - The roof was completely re-thatched in 2019 and has an estimated 25-year life span.

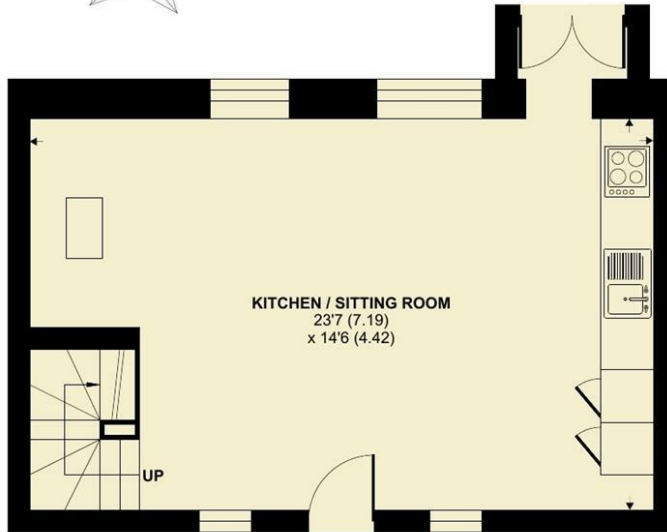




# Buntham, Burton, East Coker, Yeovil

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



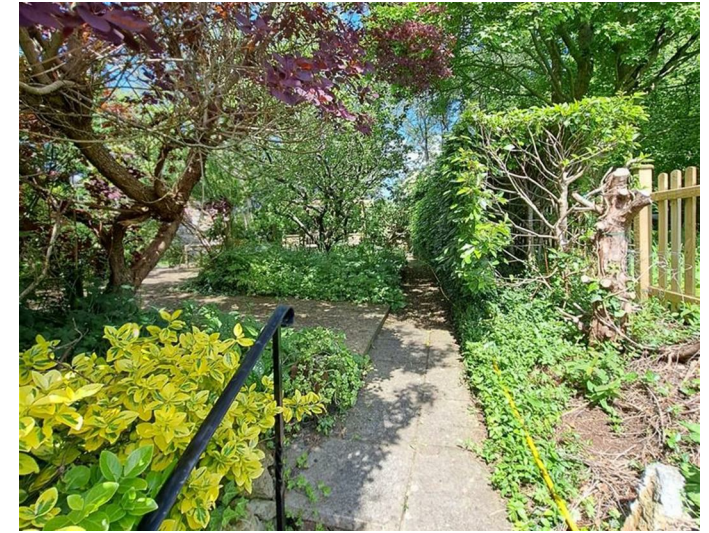
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntichecom 2024. Produced for Symonds & Sampson. REF: 1175264



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