



holland&odam

48 Green Lane | Street | Somerset | BA16 0QW



£399,950

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

E

Council Tax Band D



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the High Street turn left into Leigh Road at the Library and follow the road until reaching the 'T' junction (Tanyard on the right). Turn right into Middle Leigh, and take the first turning left into Ivythorn Road and at the top of Ivythorn Road turn right into Green Lane. The property is located on your left hand side.

Description

Beautifully renovated throughout, this charming three bedroom, double fronted Victorian detached home, built from local Blue Lias stone, is available with no onward chain.

Entering through the porch, the front door opens into a welcoming central entrance hall, where beautiful tiled flooring immediately adds a sense of character. Doors lead off to the principal ground floor rooms, while stairs rise to the first floor accommodation. To the right is a generous sitting room, a light and bright space with sash windows allowing plenty of natural light to fill the room. Wood flooring complements the period feel, while a cast iron feature fireplace creates an attractive focal point. Well proportioned and inviting, this is a lovely room for relaxing and enjoying cosy evenings at home. Across the hall, the versatile second reception room is again flooded with natural light and offers excellent flexibility for use as a dining room, family room or more formal living space. A further Victorian cast iron fireplace adds charm and character, complemented by built in alcove storage. An opening leads through into the beautifully finished kitchen, where the eye is immediately drawn to the striking central island. This sits perfectly within the stylish scheme, which is fitted with a comprehensive range of wall, base and drawer units topped with stunning marble work surfaces. There is space for a range style cooker and dishwasher, while the dual aspect allows plenty of natural light into the room. Continuing through, the utility room provides useful additional cabinetry, a sink and space for a washing machine. Also positioned here is a convenient ground floor WC, together with access to the rear of the property. Off the kitchen, a door opens into the garden room, a wonderfully light filled additional reception space enjoying views over the rear garden. With direct access outside and a multitude of potential uses, it would work equally well as an informal sitting room, dining area, playroom or peaceful place to sit and enjoy the garden.

From the entrance hall, stairs rise to the first floor where three double bedrooms and the family bathroom are arranged around the landing. The two principal bedrooms are particularly generous, each enjoying sash windows and retaining the property's attractive period character, with Victorian cast iron fireplaces providing charming focal points. Completing the first floor accommodation is the impressive family bathroom, finished with contemporary tiling and a stylish blend of period and modern detailing. An elegant roll top bath with shower over takes centre stage, complemented by a traditional Victorian style WC and wash basin.

Location

The property is situated in a popular residential area of the town, within approximately three quarters of a mile of the town centre. Street is a popular mid Somerset town famous as the home of Clarks Shoes and Millfield School and now popular with shoppers visiting Clarks Village. Street provides primary schooling, Crispin Comprehensive School, Strode College, Strode Theatre, indoor and open air swimming pools and a choice of pubs and eating places. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the M5 motorway interchange at Dunball, Bridgwater is approximately 14 miles. The major centres of Bristol, Bath and Taunton are all within an hour's drive.





Occupying a commanding corner position, the property is approached behind an attractive stone wall, with a central pathway leading to the front door. Areas of lawn sit to either side, edged by mature shrub borders which add colour, texture and an established feel to the frontage.

To the rear, the garden is predominantly laid to lawn, providing a pleasant and manageable outside space. A gated driveway offers secure off road parking and leads to the double garage, fitted with up and over doors and complemented by a useful adjoining store, ideal for garden equipment, bikes and additional storage.

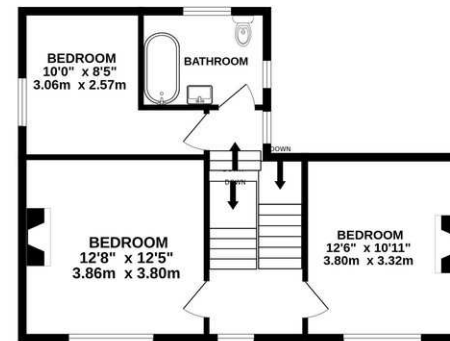
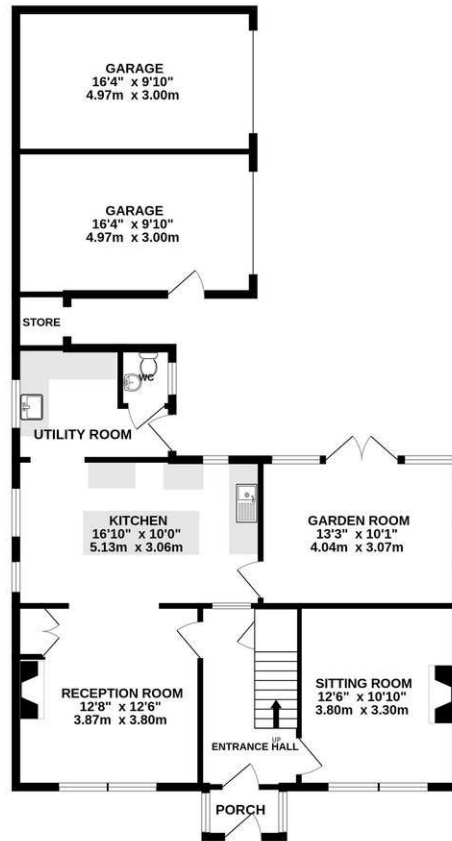


- Beautifully renovated three double bedroom Victorian detached home, built from attractive local Blue Lias stone and occupying a commanding corner position.
- Excellent ground floor accommodation with two reception rooms, a light filled garden room, utility room and convenient ground floor WC.
- Stylish dual aspect kitchen centred around a striking island, with marble work surfaces, generous cabinetry and space for a range style cooker.
- Sleek, carefully considered fixtures and fittings sit beautifully alongside wooden floors, sash windows, cast iron fireplaces and traditional style radiators.
- Attractive gardens to the front and rear, with lawns, mature shrub borders, stone walling and a central pathway creating a welcoming approach.
- Gated driveway providing ample off road parking, leading to a substantial double garage with up and over doors and useful adjoining store.



GROUND FLOOR
1103 sq.ft. (102.5 sq.m.) approx.

1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1638 sq.ft. (152.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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