



£200,000

At a glance...



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holland  
&odam

Betsy Cottage  
High Street  
Butleigh  
Somerset  
BA6 8SZ

TO VIEW

3 Farm Road, Street,  
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



## Directions

On entering the village from Street/Glastonbury, pass Butleigh Court on the left and take the next turning left into the High Street. Continue on, passing Chapel Lane on the right, whereby, after 100 yards, set back on the right hand side, and located by a narrow footpath, is Betsy Cottage.

## Services

Mains electricity, water and drainage are connected. Electric heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

The property is situated in the sought after village of Butleigh which has local amenities including Sourdown Farm, with its farmshop and cafe. The historic town of Glastonbury and the thriving centre of Street are both approximately 3.5 miles and offer a further range of facilities. Street in particular has both indoor and outdoor swimming pools and Strode Theatre. The major centres of Bristol, Bath, Taunton and Yeovil are all within commuting distance.

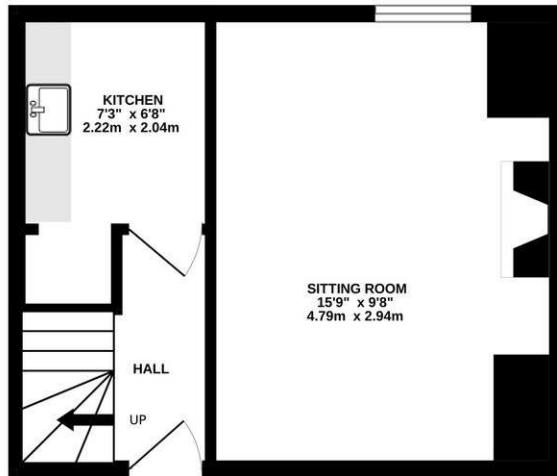
## Insight

Believed to be one of the oldest cottages in the village, Betsy Cottage is a charming Grade II listed period home, set quietly just back from the centre of Butleigh. The property is rich in original character, with features including flagstone flooring, exposed beams, particularly in the bedroom and an inglenook fireplace. Accommodation is arranged over two floors and centres around a striking first floor bedroom suite. Despite its central position, the cottage enjoys a secluded feel, with small outside seating area.

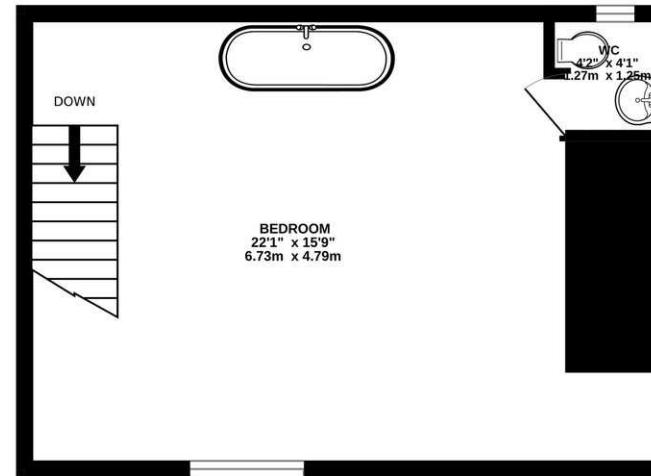
- Grade II listed period cottage, believed to be one of the oldest properties in Butleigh, enjoying a tucked away position just off the village High Street
- Sitting room with inglenook fireplace housing a wood burning stove and former bread oven, complemented by exposed stonework, ceiling beams and flagstone flooring
- Kitchen with Belfast sink and wooden worktops, offering space for free standing units, electric cooker and fridge, with additional storage beneath the staircase
- Characterful entrance hall with wooden panel staircase and traditional wooden doors
- Impressive first floor bedroom featuring heavy A-frame beam and exposed braces, creating a distinctive and atmospheric living space
- Free standing copper bath positioned within the bedroom, with a separate cloakroom comprising wash hand basin and WC accessed via a ledge and brace door
- Seating area located immediately opposite the front entrance, providing a pleasant spot to sit out and enjoy the village setting



GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft (54.3 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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