





£850,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

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glastonbury@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band F

Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

The barns and land are subject to a restrictive development covenant. Please contact the office for further specific details.



Description

Rosewood Cottage is a charming detached period cottage, occupying a secluded setting within gardens and grounds extending to approximately one acre. The property offers four good bedrooms and characterful accommodation arranged over two floors, complemented by a substantial collection of traditional stone barns and outbuildings. The cottage itself would benefit from updating, while the extensive barns offer considerable potential for a variety of future uses or development, subject to all necessary consents and satisfying any relevant conditions.

The front entrance door opens into the hall, where stairs rise to the first floor and a door on the left leads into the sitting room. This characterful room has a feature fireplace housing a wood burning stove, dual aspect windows and a part glazed door opening onto the side terrace. From the hall, an opening leads into an inner hall where there is a former stone fireplace and doors to the kitchen and dining room. The dining room retains exposed beams and a further feature fireplace housing a multi fuel stove, together with parquet flooring and two windows to the front. A further door from the dining room opens into the study, which again features a former fireplace, along with a range of built in cupboards. From here, a wooden door leads into an inner lobby, with a cloakroom on the left and a heavy wooden door continuing into the utility room. The utility provides space and plumbing for a washing machine and tumble dryer, together with the gas fired central heating boiler, while a further door opens to the front. Completing the ground floor accommodation is the kitchen, fitted with a range of wall, base and drawer units with a combination of wooden and tiled work surfaces. There is space and plumbing for an electric cooker and dishwasher, together with a walk in pantry, rear facing window and a door leading into the garage.

On the first floor, the landing includes a useful storage cupboard with matching wooden doors opening to four sizable bedrooms. Bedrooms two and three both enjoy front facing aspects, with bedroom two also having a built in cupboard over the stairs, while bedroom four has a window to the side. The principal bedroom has two windows to the front, exposed wooden beams and built in eaves storage. A door opens into an adjoining dressing room, where there is a large walk in wardrobe and airing cupboard, with a further door leading into the ensuite shower room.

A particularly notable feature of Rosewood Cottage is the extensive collection of traditional stone barns arranged around the property. Barn One is approached from a door opposite the cottage, initially opening into a single storey lean to section. A door on the left leads into a large stone garage, also forming part of the lean to, with a further opening continuing into the substantial main section of the barn. This has a flagstone floor, heavy wooden door and wooden shutters to the front, together with its own gas fired central heating boiler. Stairs rise to the first floor, where the accommodation has been divided into three areas, each having radiators, windows with shutters and exposed wooden beams. A sink is also provided within one of these areas.

Barn Two comprises a substantial single storey stone barn with exposed wooden beams, window openings overlooking the courtyard and a further entrance door at one end. Adjoining this are two open barns, supported by stone and wooden pillars and open to the eaves, again displaying exposed wooden beams. Barns one, two and three, all have the benefit of power and light.

Adjoining Barn Two is Barn Three, another substantial stone building with a wide opening to the rear and a heavy wooden entrance door to the front. Internally, the barn has a flagstone floor and a full height ceiling, potentially providing scope for the creation of a first floor or alternative uses, subject to all necessary consents. Finally, there is a smaller detached stone building, referred to as Barn Four, positioned towards the far end of the yard.

Location

The property is situated within the village of Barton St David which has local amenities including Church, Public House and playing field. More comprehensive facilities can be found in the neighbouring village of Keinton Mandeville including primary school, public house and post office/stores. The historic town of Glastonbury, famous for its Tor and Abbey Ruins is 6 miles and the Cathedral City of Wells 8.5 miles. Millfield School is on the outskirts of Street and the town offers a wide range of amenities including both indoor and outdoor swimming pools, Strode Theatre, Strode College and a complex of shopping outlets in Clarks Village. Castle Cary main line station (London Paddington) is 7 miles as is the A303 at Podimore.

Directions

From Glastonbury/Street take the road to Butleigh. On entering the village pass Butleigh Court and the cricket ground on the left. Continue and take the fourth turning on the left signposted to Barton St David. Proceed down Jarmany Hill and shortly after negotiating the sharp right-hand bend pass Silver Street on your left. The entrance to Rosewood Cottage can be found immediately after The Barton Inn, on the right.





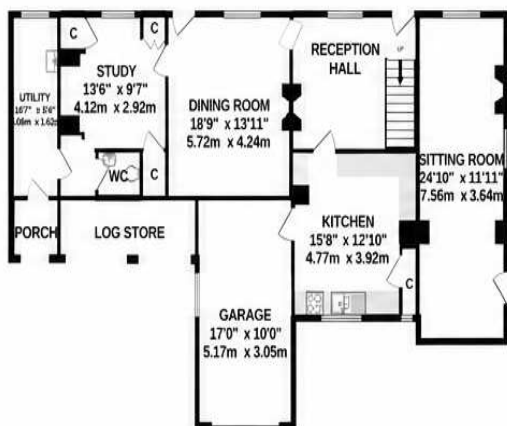


Outside, Rosewood Cottage is approached through a wooden gate onto a driveway providing parking for several vehicles and leading to the single stone garage, which has a metal up and over door, power and light. Paths extend into the more formal areas of garden, which are interspersed with a variety of mature shrubs, plants and trees, providing a good degree of seclusion before opening onto an attractive lawn enjoying plenty of sunlight. An archway leads into the productive garden, where there is a fruit cage currently stocked with a variety of berries, together with raised beds, fruit trees, compost bins and a greenhouse. In total the house, gardens and barns stand in approximately 1.00 acre.

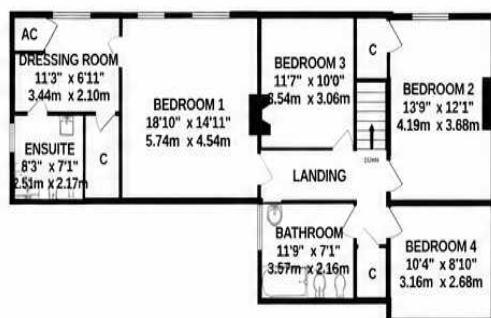
- Charming detached period cottage requiring updating, occupying a secluded setting within gardens and grounds extending to approximately one acre
- Four double bedrooms, with the principal bedroom having an adjoining dressing room, walk in wardrobe and ensuite shower room
- Characterful ground floor accommodation including sitting room, dining room and study, with fireplaces, exposed beams and parquet flooring
- Extensive collection of substantial traditional stone barns and outbuildings, offering excellent potential for a variety of future uses, subject to all necessary consents
- Barn One includes ground and first floor accommodation, its own gas fired central heating boiler, radiators, power and light
- Mature gardens include a lawn, established shrubs and trees, productive garden, fruit cage, raised beds, fruit trees, composting area and greenhouse
- Two separate vehicular approaches, ample parking, stone garage and extensive courtyard and driveway areas serving the barns
- ****The barns are subject to a restrictive covenant, please contact the office for further information**
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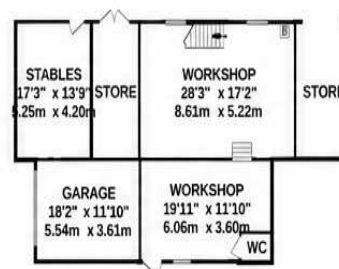
GROUND FLOOR
1402 sq.ft. (130.2 sq.m.) approx.



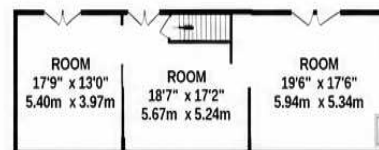
1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



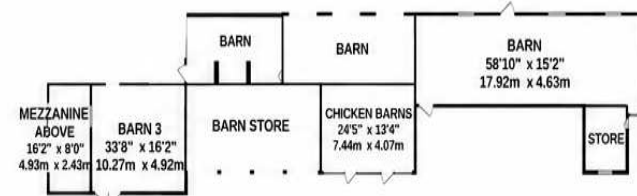
GROUND FLOOR BARN 1
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR BARN 1
616 sq.ft. (57.3 sq.m.) approx.



BARN 2
2587 sq.ft. (240.3 sq.m.) approx.



BARN 4
208 sq.ft. (19.6 sq.m.) approx.



House Total Floor Area : 2457 sq.ft. (228.3 sq.m.) approx.

Barns Total Floor Area : 5877 sq.ft. (546.0 sq.m.) approx.

TOTAL FLOOR AREA : 8334 sq.ft. (774.3 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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