








£670,000

To View:

Holland & Odam  
3 Farm Road, Street  
Somerset, BA16 0BJ  
01458 841411  
street@hollandandodam.co.uk

-  6
-  2
-  3
- Energy Rating **D**

Council Tax Band **E**



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

**Local Authority**  
Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**  
Freehold

## Directions

Follow the High Street, Bear Inn on your right, to a mini roundabout. Take the third exit onto Somerton Road, follow the road up the hill until you reach the traffic lights. Turn left at the lights onto Butleigh Road and continue along for approximately 1.5 miles. As you approach Butleigh, continue onto Sub Road. Follow the road for a short distance and as you enter the village you will come to a crossroad, take the right hand turn onto Compton Street where the property is immediately found and will be identified by our for sale board.

## Description

A charming Grade II listed semi-detached home dating back to the 16th century, offering a wealth of character and far more than first meets the eye. This substantial six-bedroom property is rich in period features throughout and set within the highly regarded village of Butleigh. Outside, the home enjoys a delightful countryside-style cottage garden alongside the added benefit of off-road parking, making this a unique and versatile family home blending historic charm with modern living.

The property is entered via an impressive reception hall, a wonderfully proportioned space that immediately sets the tone and showcases the character of the home. With its striking herringbone flooring and deep-silled windows, the hall offers an immediate 'wow factor', while stairs rise to the first floor. A door leads to a useful cloakroom, and the hall flows naturally through to the kitchen/breakfast room beyond. The kitchen/breakfast room is a characterful and welcoming space, fitted with a range of wall, base and drawer units set beneath wooden worktops, with exposed wooden beams adding to its charm. An Aga forms a traditional focal point, complemented by a built-in oven and hob, along with space for under-counter appliances and a free-standing fridge/freezer. Karndean flooring flows throughout, and generous space allows for relaxed dining. With views over the garden, and door providing direct access outside, reinforcing this room as the practical heart of the home. Steps rise to the fantastic-sized formal dining room, where a striking inglenook fireplace takes centre stage, now fitted with a newly installed wood-burning stove. Large mullion windows with a window seat beneath flood the room with natural light and further enhance the abundance of character on display. With its wonderful sense of grandeur, this much-loved space provides an exceptional setting for family meals and entertaining. A hand crafted door leads through to the sitting room, an inviting and characterful reception room providing a more intimate setting. Exposed beams and brickwork add depth and texture, while dual-aspect windows allows natural light to flow throughout. An impressive open fireplace with a multifuel stove forms a beautiful focal point, said to have been reclaimed from Butleigh Court and proudly displaying the Rose and Portcullis motif.

Returning to the reception hall, the staircase rises to the first-floor landing, which provides access to two well-proportioned double bedrooms and the family bathroom. Both bedrooms are bright and airy, with one currently used by the vendor as a hair studio, offering excellent flexibility of use. The landing itself is a particularly attractive feature, boasting high ceilings, exposed brickwork and mullion windows, which formed part of the original external wall. The family bathroom is neatly presented and comprises a bath with shower over, wash basin and WC. Continuing to the next floor, two further bedrooms are found. The principal bedroom is a fabulous size, offering an impressive sense of space, with a fireplace inset and built-in wardrobe storage, creating a true sanctuary in itself. A further well-proportioned double bedroom, benefitting from built-in cupboard space, completes this level. Finally, rising to the third floor, the remaining two bedrooms are located. These generous and versatile rooms enjoy Velux windows and retained period features, offering flexible accommodation suitable for a variety of uses.

## Location

Historic Butleigh is surrounded by countryside. Regular bus services go to Street and Wincanton (via Castle Cary) and there's easy access to the A303, M5 and railway at Castle Cary and Bridgewater. Street (3 miles) has Clarks Village outlet mall, Sainsbury's, theatre and a range of restaurants. Glastonbury (4 miles) has the Tor, Abbey, independent shops plus Tesco and Morrisons. The highly-regarded Butleigh primary and nursery school is a 3-minute walk with further options at Millfield (2 miles), Millfield Prep, Wells Cathedral School, St Crispin's, St Dunstan's and the colleges at Street, Bridgewater, and Yeovil. Butleigh has well-supported football and cricket teams, children's play park, swimming pools at Millfield, Strode Leisure and Greenbank Lido, and a variety of gyms across the area plus GP surgeries and dentists in both towns. The village also has super high-speed broadband.





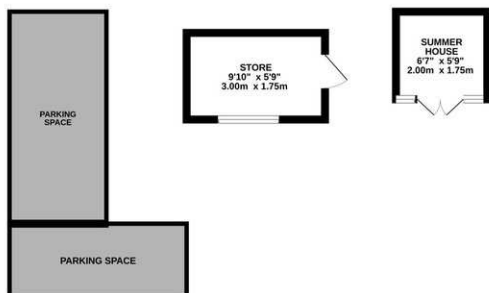
The rear garden is a quintessential country garden, with a paved patio extending from the rear elevation, providing an ideal space for al fresco dining and entertaining. Steps rise to a generous area of lawn, beautifully framed by a plethora of well-stocked flower beds and mature shrubs, creating a colourful and established setting. A summer house offers a peaceful spot to sit and relax while enjoying the surroundings, with additional sheds providing useful storage. A side gate gives convenient access to the front of the property.

To the front, the property benefits from an off-road parking space, with two further allocated parking spaces located a short distance from the property, providing practical and convenient parking arrangements.

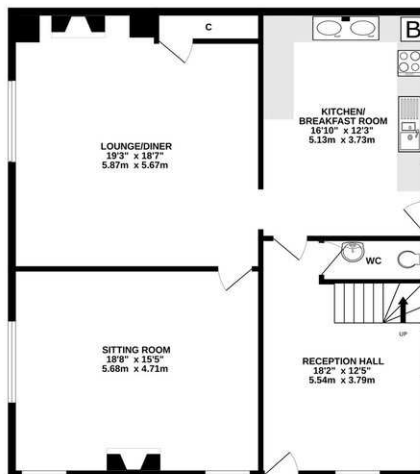
- Grade II listed 16th-century home, rich in history and positioned within the highly sought-after village of Butleigh.
- Striking reception hall offering a wonderful sense of arrival with herringbone flooring and period detail.
- Characterful kitchen/breakfast room featuring an Aga, exposed beams and space for informal dining.
- Impressive formal dining room centred around an inglenook fireplace with wood-burning stove.
- A wealth of retained period features including mullion windows, exposed beams and historic fireplaces.
- Quintessential country garden with patio for al fresco dining, lawn and summer house.
- Benefiting from three off road parking spaces for added convenience.



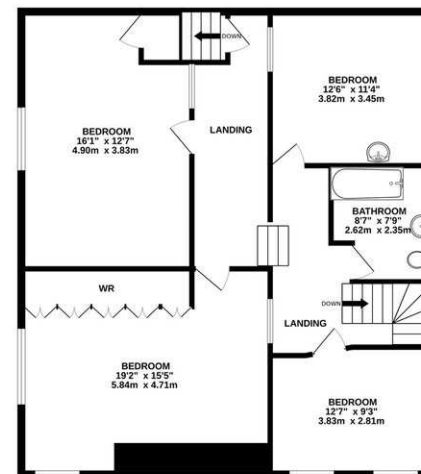
OUTBUILDINGS / PARKING  
110 sq ft. (10.2 sq.m.) approx.



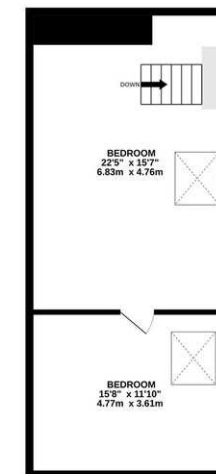
GROUND FLOOR  
1033 sq ft. (96.0 sq.m.) approx.



1ST FLOOR  
1090 sq ft. (99.7 sq.m.) approx.



2ND FLOOR  
499 sq ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 2671 sq.ft. (248.2 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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