



# Cranston Cottage

Broad Street, Somerton, TA11 7ND

George James PROPERTIES  
EST. 2014

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Guide Price - £279,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Cranston Cottage is an attractive stone built Grade II listed town cottage dating we believe from the 16th century and situated with the thriving Somerton Town on your doorstep. With accommodation comprising entrance hall, large sitting room with beautiful inglenook fire place and beamed ceiling, large kitchen/dining room with gas range. There is a ground floor shower room/utility room and spiral staircase leading to an versatile mezzanine area. To the first floor there are two double bedrooms and good size bathroom. Outside to the rear is an enclosed courtyard garden with rear access gate. The property is situated in the heart of Somerton along one of the most sought after streets in the town. There is ample free public unrestricted off road parking directly outside the property and on surrounding roads.

## Services

Mains gas, electricity, water and drainage are all connected. Council tax band B.

## Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop who present a varied, stimulating programme of exhibitions and related events throughout the year. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking central London and the South West; the M5 can be joined at junction 23.

## Entrance Hall

Entrance door lead to the entrance hall with radiator and stairs leading to the first floor.



**Sitting Room** 16' 10" x 13' 11" (5.12m x 4.23m)

Window to the front with shutters, radiator and large beamed inglenook fireplace. Exposed ceiling beams.

**Dining Area** 17' 5" x 9' 11" (5.32m x 3.03m)

Window and double glazed French door to the courtyard. Radiator and original stone fireplace and flagstone floor.

**Kitchen Area** 17' 2" x 6' 8" (5.23m x 2.04m)

Window to the side, Belfast sink unit, gas Rayburn providing hot water and central heating. Spiral staircase leading to the first floor mezzanine which provides a useful study or bedroom area.

**Shower Room/Utility Room**

Window to the rear, heated towel rail, low level WC, wash hand basin and shower cubicle. Space for washing machine, tumble dryer and dishwasher.

**Landing**

**Bathroom** 10' 10" x 6' 6" (3.30m x 1.97m)

With double glazed window to the rear, low level WC, wash hand basin and free standing roll edge bath. Built in airing cupboard with hot water cylinder. Radiator.

**Bedroom 1** 11' 5" x 11' 5" (3.49m x 3.49m)

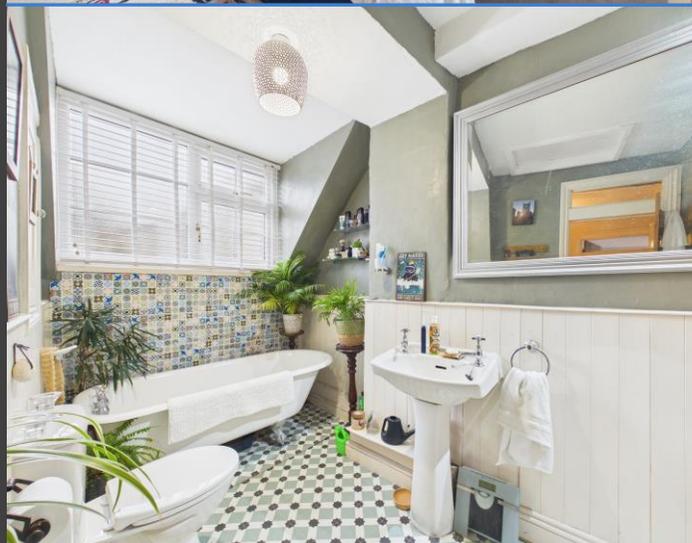
Window to the front and rear with shutters. Views of the Church from the rear window. Radiator.

**Bedroom 2** 9' 1" x 9' 0" (2.76m x 2.75m)

Window to the front with shutters. Radiator.

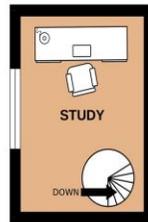
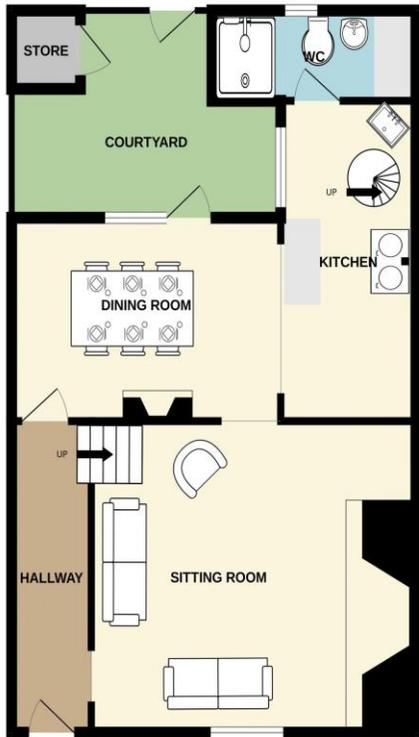
**Courtyard Garden**

Private west facing courtyard garden with stone garden store, and rear gate giving rear access to the church footpath.



GROUND FLOOR

1ST FLOOR



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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