



£170,000

*At a glance...*



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**holland  
& odam**

Birch Cottage  
High Street  
Butleigh  
Somerset  
BA6 8SZ

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto: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 Birch Cottage.

## Services

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

## 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.

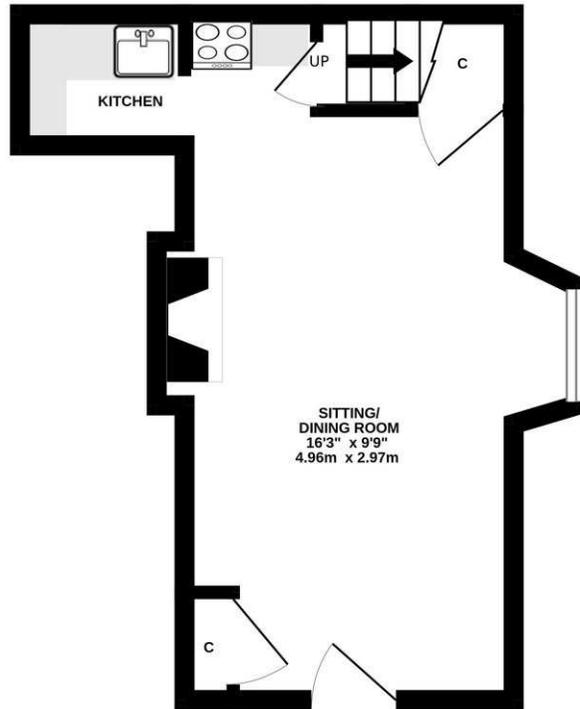
## Insight

Birch Cottage is a charming period home, quietly positioned just off the High Street in the heart of Butleigh. The cottage retains a wealth of character, including flagstone flooring, exposed timber and a feature fireplace with woodburning stove. Accommodation is arranged over two floors and is both compact and well laid out. Historically, Birch Cottage was once connected to the neighbouring property, offering potential, subject to the necessary consents, and of course buying the two together, to reinstate the link. An appealing village home suited to those seeking character and a central yet tucked away location.

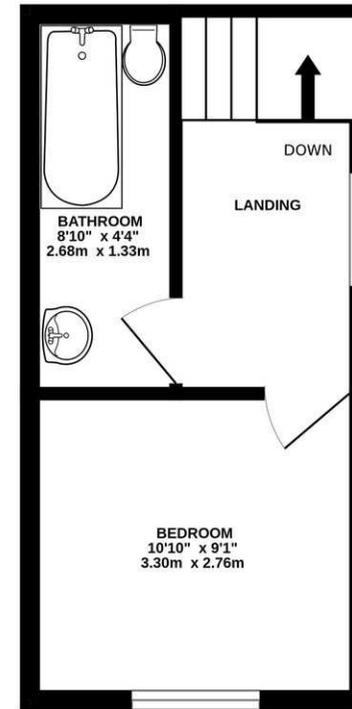
- Character period cottage set just off the High Street in the centre of Butleigh, enjoying a discreet position with a traditional village feel
- Sitting room with flagstone flooring and feature fireplace housing a woodburning stove, complemented by a wood panel staircase rising to the first floor
- Kitchen area positioned off the sitting room with Butler sink, wooden work surfaces, space for an electric cooker and undercounter fridge, plus plumbing for a washing machine
- Useful understairs storage cupboard and additional wall mounted storage within the kitchen area, making practical use of the available space
- First floor double bedroom with front facing window, accessed via a concealed staircase, providing a simple and well proportioned layout
- Bathroom fitted with a white suite comprising a panelled bath with electric shower over, wash hand basin and WC, with a window to the side
- Outside seating area positioned close to the entrance along with a timber bin store, providing a practical outdoor space within the village setting



GROUND FLOOR  
219 sq.ft. (20.3 sq.m.) approx.



1ST FLOOR  
194 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.4 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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