





£399,950

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band C



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From the High Street turn into Leigh Road at the cross roads by the Library and follow this road until reaching the next junction. Turn left into Middle Leigh which continues into Portway where the property will be identified on the left hand side.

Description

A beautifully presented semi-detached three bedroom period cottage, thoughtfully modernised and set towards the southern outskirts of Street. Holly Cottage combines character with contemporary comfort, featuring a stylish kitchen, two recently updated bathrooms, and a stunning rear garden. Just a level walk from the High Street, the property offers driveway parking, a garage, and charming presentation throughout.

A stone-fronted entrance porch leads into the sitting room, where a wood-burning stove sits beneath a heavy timber beam within the stone fireplace, setting the tone for this characterful home. To one side, a door leads to the dining room/study, which features a front-facing window and fitted shelves within the fireplace recesses. Glazed oak doors open into the impressive kitchen/breakfast room, fitted with a range of Shaker-style units, including an electric twin-oven AGA, integrated dishwasher, and ample space for a fridge/freezer. Glazed doors at the rear of the kitchen open into a triple-aspect conservatory with tiled flooring and views over the garden. Completing the ground floor is a superbly upgraded shower room with walk-in mains shower, WC, wash hand basin, and a fitted linen cupboard with plumbing for a washing machine.

Upstairs, oak doors open to three bedrooms and a large airing cupboard housing the gas-fired central heating boiler. The principal bedroom enjoys a front aspect and benefits from a stylish en suite bathroom with a slipper bath, shower wand, mixer tap, WC, and wash hand basin. Bedroom two is another generously sized double with a feature cast iron fireplace and front-facing window, while bedroom three is currently arranged as a dressing room with fitted oak wardrobes, easily returned to a third bedroom if desired.

Location

Portway is a well established non estate location on the southern side of Street. Street is a thriving Mid-Somerset town famous as the home of Clarks shoes, Clarks Village and Millfield school. Street provides primary and secondary schooling, Strode College, Strode Theatre, indoor and open air swimming pools, a health centre, library and a choice of pubs and restaurants. The historic centre of Glastonbury is 2.5 miles and the city of Wells 9 miles. Street is also well placed for regional commuting being 10.5 miles from the A303 (Podimore junction) and 12 miles from M5 junction 23.





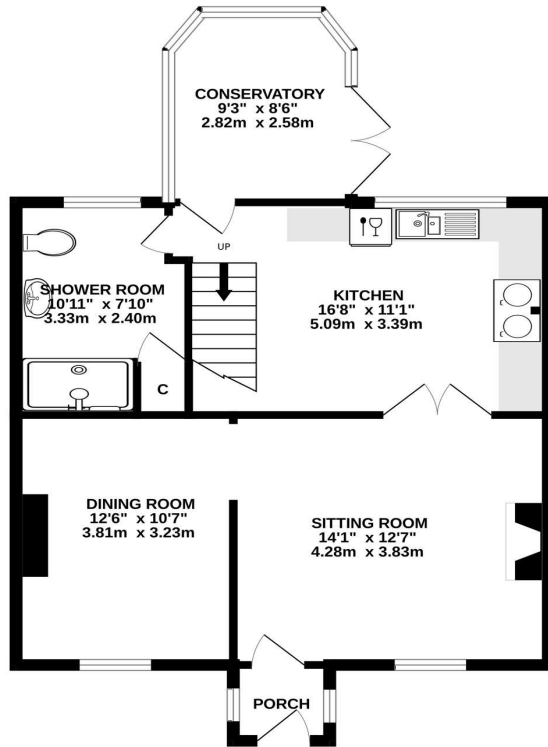
Set behind a low stone wall, the property offers parking for two to three vehicles on a driveway leading to a single garage. A gated side path provides secure access into the delightful rear garden, which has been lovingly planted and maintained. A paved terrace adjacent to the house enjoys excellent sunlight throughout spring and summer, stepping onto a shaped lawn bordered by mature shrubs and flowers. At the far end, raised beds offer scope for growing vegetables and fruit, with a timber shed tucked to one corner. Completing the garden is a stone-built outhouse with WC and wash hand basin, ideal for keen gardeners.



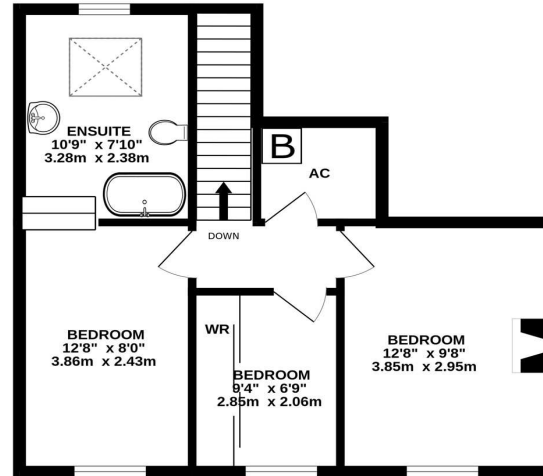
- Beautifully presented semi detached cottage with modern upgrades and charming character throughout
- Two reception rooms including a sitting room with wood-burning stove and a separate dining room/study
- Stylish kitchen/breakfast room with Shaker-style units, space for an electric twin-oven AGA, fridge/freezer and integrated dishwasher. Conservatory glazed on three sides with tiled floor and lovely outlook over the rear garden
- Three first floor bedrooms including a principal bedroom with a contemporary styled en suite bathroom
- Updated ground floor bathroom including a walk in shower, utility cupboard with plumbing for a washing machine
- Generous, sun-filled garden with terrace, shaped lawn, raised beds, garage, parking, and stone-built WC



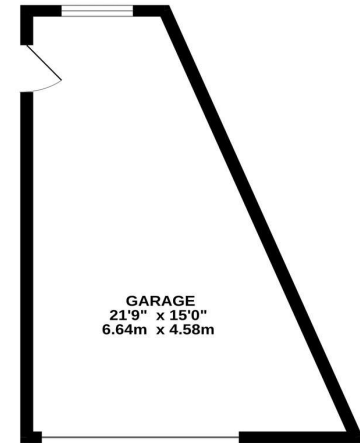
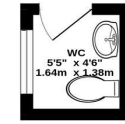
GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



GARAGE
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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