



Wilfs Cottage

Park Lane, Barton St. David, TA11 6DE

George James PROPERTIES

EST. 2014

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Guide Price - £800,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

Wilfs Cottage offers an excellent opportunity for anyone looking for their dream lifestyle move. This Grade II listed mid-17th-century detached cottage offers extensive and well-balanced accommodation within the popular village of Barton St David. The property retains a wide range of period features including exposed beams, flagstone floors, deep window reveals and impressive inglenook fireplaces. The layout includes up to five reception rooms, a well-appointed kitchen, four bedrooms and three bathrooms, creating a practical and flexible home suited to a variety of needs. Many rooms enjoy pleasant views over the surrounding countryside. There is a two storey building attached to the home with current listed planning consent, that would create a wonderful annexe or additional home. The cottage sits within approximately 0.7 acres of established gardens, which include large areas of lawn, mature trees, a nature pond and several seating areas ideal for outdoor use throughout the year. A covered stone terrace provides a sheltered space overlooking the grounds, while a working well and a detached workshop add further interest and functionality to the outside areas. The garden is well-screened and offers a good degree of privacy. Externally, the property benefits from ample off-road parking and a traditional stone façade typical of the area. With its generous plot, period charm and village setting, this is an appealing opportunity for those looking for a historic home in a rural yet accessible location.

The Property

Stepping into Wilf's Cottage, you're immediately greeted by the striking original flagstone flooring that extends through much of the ground level. From the inviting breakfast room, doors open into a charming oak-fitted country kitchen, complete with integrated appliances including a dishwasher and a Rangemaster range cooker. Another door leads through to a practical utility room featuring a Belfast sink, the gas boiler and its controls, a generous cupboard housing the hot water cylinder, additional storage, and a separate cloakroom with WC and wet-room style shower. Beyond the kitchen lies a spacious, comfortable living room that currently serves as a highly adaptable family area. From the breakfast room, a further door leads into a snug study, and from here a small step rises into a delightful dining room, home to an exquisite Georgian cast-iron fire grate set within a 17th-century limestone surround and inglenook fireplace. An inner hallway connects to the staircase and to a calm, welcoming sitting room, centred around a wood-burning stove set within a large inglenook fireplace. An original



curved staircase winds up beside the inglenook to the first floor and the principal bedroom, which also benefits from access to a generous ensuite bathroom. Three additional bedrooms full of character are also located on this level, one with its own ensuite, along with a separate family bathroom. Throughout the house, plentiful cupboards and shelving provide exceptionally useful storage.

Services

Mains gas, electricity, water, drainage connected. Grade II listed, Council Tax Band F.

Amenities

Barton St David is a peaceful Somerset village situated in idyllic countryside between the towns of Somerton, Glastonbury, Wells and Castle Cary. The village offers several local amenities comprising public house, church, village hall and a playing field and the nearby villages of Butleigh, Keinton Mandeville and Baltonsborough provide village shops, post offices, farm shops and primary schooling. Additional recreational and industrial facilities can be found in Somerton circa 5 miles away. The nearest mainline railway station is located in Castle Cary however the property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

What3words

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Rear Lobby

With radiator, bread oven, fireplace (currently boarded), opening to utility room.

Kitchen 17' 2" x 9' 11" (5.23m x 3.02m)

With window and door to front, radiator, range of matching wall and base units, space for fridge/freezer, space for dishwasher, 1.5 stainless steel sink with drainer, 5-ring Rangemaster hob and oven. Space for breakfast stools underneath counter.

Utility Room

With wall mounted gas boiler, space for washing machine, storage cupboards, Belfast sink.

Downstairs Shower Room

Fully tiled shower room, ladder radiator, low level WC, mains shower.

Study 9' 11" x 8' 1" (3.02m x 2.46m)

With window to rear, window seat, antique range fireplace, radiator.

Dining Room 17' 7" x 12' 0" (5.36m x 3.66m)

With window seat, radiator, deep storage cupboard, exposed fireplace with wood store.

Inner Hallway

With doors to front and rear gardens, radiator, stairs to first floor.



Living Room 15' 10" x 15' 0" (4.83m x 4.57m)

With window seat, radiator, door to rear garden, beautiful stone fireplace with wood burning stove, bread oven, spiral staircase leading to bedroom 1.

Family Room 17' 2" x 14' 3" (5.23m x 4.34m)

The former tack room, beautifully presented with window to front, two radiators, exposed stone features, space for shoes & coats, door to rear garden.

First Floor Hallway

With two radiators, skylight, access to attic.

Bedroom 1 15' 5" x 13' 8" (4.70m x 4.17m)

With window seat, radiator, fitted wardrobes and storage, stairs to ground floor.

Jack & Jill Ensuite Bathroom

With window seat, radiator, free-standing roll top bath, double shower enclosure with rainfall shower head, sink, close coupled WC.

Bedroom 2 17' 4" x 14' 5" (5.28m x 4.39m)

With sky light to rear, low level window, two radiators, feature beams.

Ensuite Shower Room

With ladder towel rail, extractor fan, walk-in shower enclosure with tiled seat/shelf, close coupled WC, vanity sink.

Bedroom 3 12' 2" x 10' 3" (3.71m x 3.12m)

With low level window, radiator.

Bedroom 4 12' 4" x 11' 3" (3.76m x 3.43m)

With radiator, window seat, large storage cupboard with light.

WC

With radiator, low level WC, sink, space for storage.

Wilf's Other Cottage

Attached to the main property is a two story building with potential to convert to an annexe. The building has listed planning consent in place.

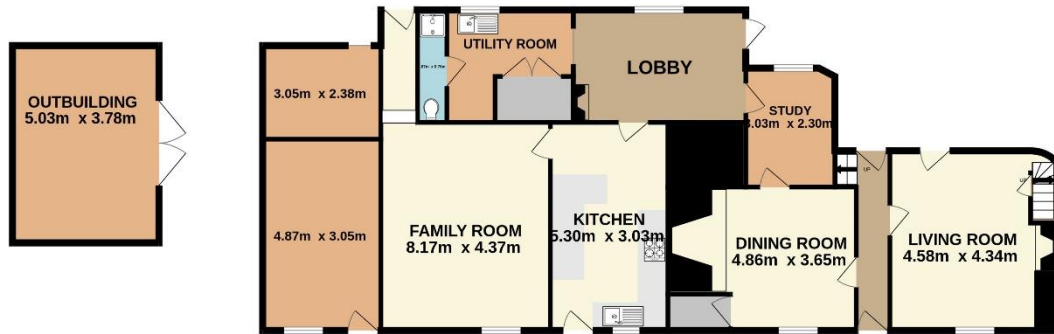
Outside

A true highlight of this property is the outside space. It features a range of practical and well-planned outdoor amenities, including an outside tap, a working well, a wood store and a gated driveway leading to ample stone-shingle parking with an EV charger. A covered seating area overlooks the formal rear garden, which offers further seating spots and level lawn. Beyond this lies the paddock area, home to the vegetable garden, summerhouse, nature pond and a wild garden, providing additional space and versatility. In total, the grounds extend to approximately 0.71 acres.

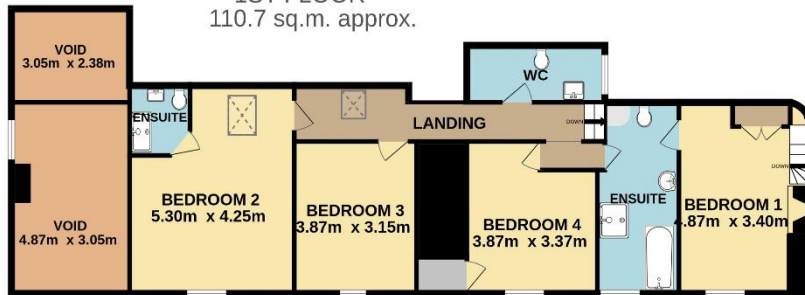




GROUND FLOOR
151.2 sq.m. approx.



1ST FLOOR
110.7 sq.m. approx.



TOTAL FLOOR AREA : 261.8 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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