



£325,000

*At a glance...*



3



2



1

EPC

E

COUNCIL  
TAX

C

**holland  
& odam**

2 Burts Cottage Peak Lane  
Compton Dundon  
Somerton  
Somerset  
TA11 6NZ

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)





## Directions

From Street take the B3151 towards Somerton and upon entering the village of Compton Dundon continue until reaching the thatched cottage opposite the memorial and turn right into Ham Lane. Proceed for half a mile and negotiate a sharp left hand bend, continue up the hill and along Peak Lane. The property will be found on the right-hand side.

## Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold





## Location

The property is situated in the unspoilt rural hamlet of Dundon near the Parish Church. Compton Dundon lies within one mile and has a village inn, the Castlebrook. The thriving centre of Street is some three miles and is home to Millfield Senior School and the Clarks Village complex of factory shopping outlets. Street also offers sporting and recreational facilities including both indoor and open air swimming pools, tennis, football, cricket, bowls etc, Strode Theatre and a range of pubs and restaurants. The ancient town of Somerton is approximately three and a half miles, and access to the M5 motorway at Junction 23 Bridgwater is within 15 miles.

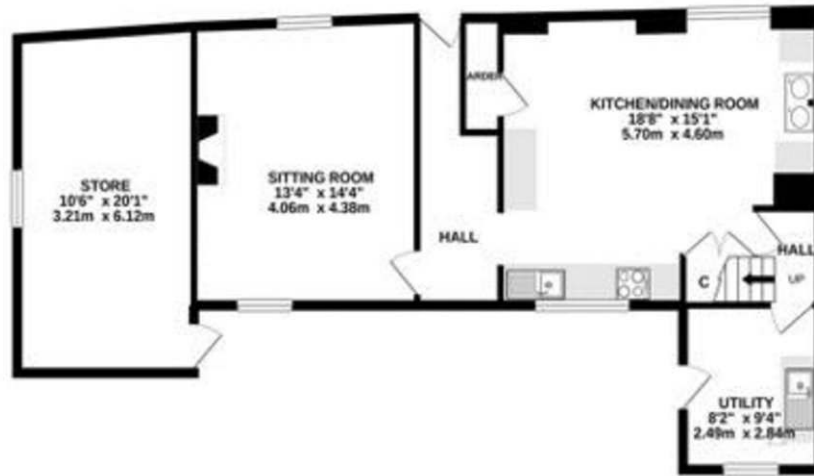
## Insight

One of the oldest homes in the village, this charming semi-detached thatch cottage set in a large garden, affords many characterful attributes and offers a superb opportunity to improve further. A spacious kitchen/dining room lies at the heart of the home, featuring a traditional walk-in pantry, window seat and attractive inglenook fireplace housing a Rayburn, this, together with the multi-fuel burner in the dual aspect sitting room provide warm and inviting living accommodation you'd come to expect from a cottage.

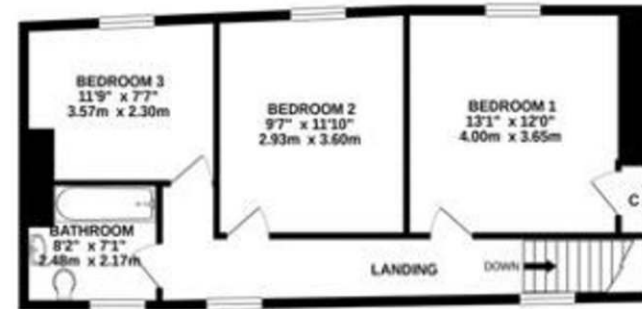
- Whether you are looking for that dream retirement cottage or a family home that can grow with you, this will fit the bill providing scope to extend subject to planning permission and consents.
- Attractive kitchen/dining room fitted with a range of base, wall and drawer units, granite effect work tops, sink unit, space for appliances and room for a farmhouse table and chairs at the centre.
- Enjoying a charming sitting room, three bedrooms; two doubles, one particularly spacious with built in cupboard and a large single bedroom.
- Family bathroom comprising panelled bath with shower over, wash basin and WC. There is also a large utility/boot room on the ground floor with access straight onto the garden.
- Superb garden enjoying a desirable south-west facing aspect comprising a wide seating area, large expanse of lawn, driveway providing ample off-road parking and space for a motor home.
- Fantastic size store offering plenty of further potential such as home office, studio, workshop or knocking through to connect to the main house.



GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.6 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 listed and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

**DISCLAIMER**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



Call us now to view: **01458 841411**