



£459,950

*At a glance...*



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## Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout, turn right and continue to the T junction and turn left onto B3151. Take the first right onto B3153 towards Keinton Mandeville and follow for approximately 5 miles. Enter Keinton Mandeville and take the second left onto Coombe Hill. Follow to the end of the road and turn right onto Mill Road, the property will shortly be on your left hand side, indicated by our board. Left onto Mill Road will take you into the heart of Barton St. David.

## Services

Mains electricity, water and drainage are connected. Oil fired central heating system. Underfloor heating on ground floor, radiators on first floor.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Barton St David is a traditional Somerset village with local amenities including Church, Public House, village hall and playing field consisting a cricket pitch, children's park and tennis court. More comprehensive facilities can be found in the neighbouring villages of Keinton Mandeville and Butleigh, both of which have primary schools and post office/stores. Further amenities can be found in Somerton, approximately 5 miles west and the renowned Millfield Senior School on the outskirts of Street is 5 miles north. The historic town of Glastonbury and the Cathedral City of Wells are also nearby. For the commuter Castle Cary mainline station (London Paddington) is 7 miles east, as is A303 at Podimore.

## Insight

This beautiful natural stone cottage is situated on the village fringe of Barton St. David. Formerly a three bed, the current owners have renovated the property and thoughtfully adapted the accommodation to provide a more practical family layout. This cottage is full of charming character including flagstone floors, wooden beams, Blue Lias exposed feature walls and benefits from countryside views to the rear. Accommodation comprises, entrance hall and WC, living room with wood burning stove, study/ hobby room, kitchen/breakfast room and dining room. There are four bedrooms in total, a family bathroom and an ensuite shower room services the master bedroom. A courtyard style garden to the rear and lawn to the front, together with ample driveway and garage parking.

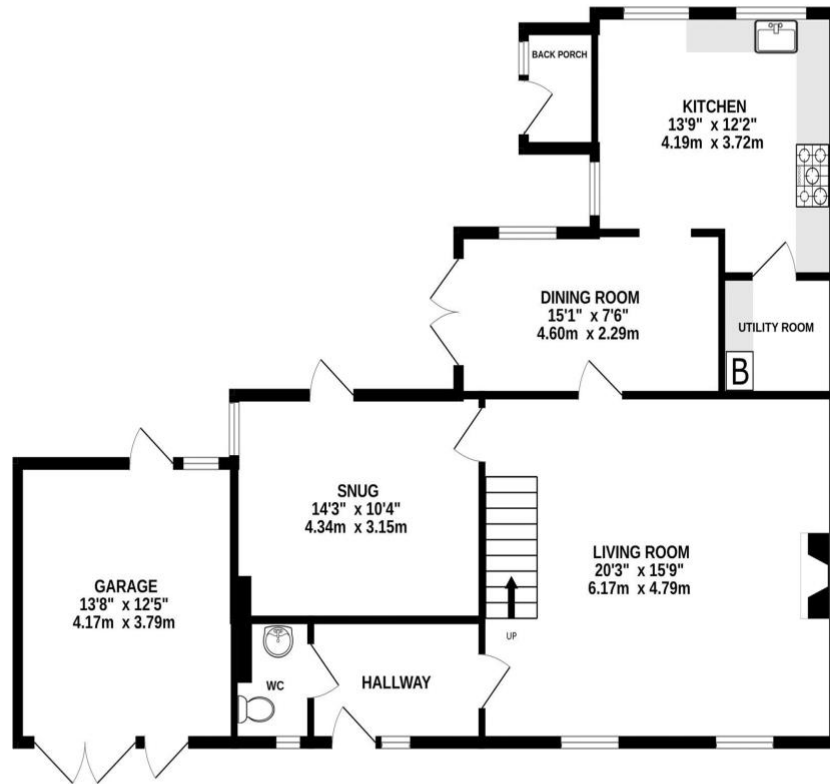
## Accommodation...

As you step inside, there is a spacious entrance hall with ample space for coats and shoes and a convenient WC. The living room exudes traditional cottage character with dual windows to the front, open staircase rising to the first floor accommodation and exposed stone fireplace with inset wood burning stove. Leading off of this reception is not only the kitchen and dining room but a large study/ hobby room with access to the rear patio. The dining room was once the kitchen and now provides the ideal space for a family or entertaining. Also with patio doors to the rear the room further opens out to a spacious kitchen/breakfast room with walk in pantry and rear porch. Upstairs, you'll find four bedrooms with an ensuite shower room to the master and a family bathroom featuring a freestanding roll top bath and separate shower unit with some rooms benefiting from far reaching countryside views.

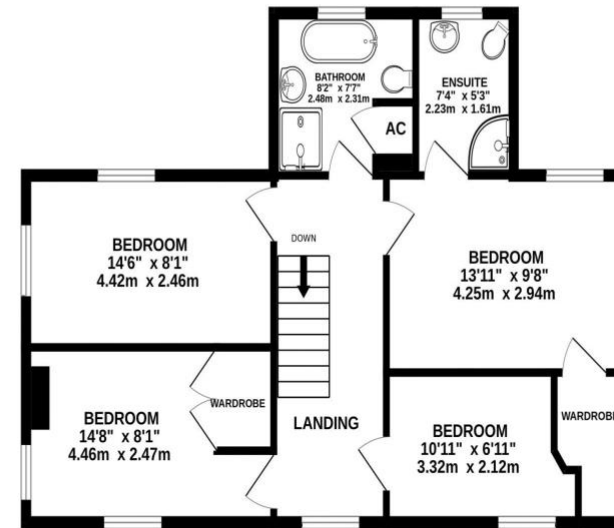
To the front of the property, a gravelled driveway provides ample off road parking and access to an attached garage. The front garden has been laid to lawn with a cock and hen stone wall boundary. To the rear you will find a modernised cottage courtyard, fully paved and enclosed with stone walling and hedging making this a low maintenance, ideal space for relaxing or entertaining.



GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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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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.

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