





£485,000

To View:

Holland & Odam
3, Farm Road, Street, Somerset
BA16 0BJ
01458 841411
street@hollandandodam.co.uk



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Energy
Rating **C**

Council Tax Band **E**



Services

Mains electric, water and drainage are connected. Oil fired central heating system and 11 solar panels greatly reducing your energy bills.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Street take the A39 towards Bridgwater, passing through the villages of Walton and Ashcott. After approximately 5 miles turn right signposted to Catcott. On reaching the crossroads, King William Inn opposite, proceed straight ahead into King William Road. At the 'T' junction (bottom of the hill), turn right into Manor Road, take the next left and proceed onto Steel Lane. The property will be found on the left hand side opposite the turning to Hector Road.

Description

Beautifully presented, tastefully decorated and excellently maintained throughout this should tick all the boxes for those seeking a character property that is good to go.

Not to be overlooked this cottage offers more than what first meets the eye. Boasting a stunning well-appointed kitchen/diner, perfect for families and social buyers alike, complete with a range of base, wall and drawer units including deep pan drawers, tall pull-out ladder unit, recycling unit, central island, sleek quartz worktops, all the necessary appliances Neff hide and slide oven, plate warming drawer, induction hob, tall fridge/freezer, boiling 'Quooker' tap, dishwasher and space for a washing machine and practical wood effect tiled floor. Adjacent to the kitchen is a light and generously proportioned sitting room featuring dual aspect to front and rear with window seats and deep sills; a feature mirrored throughout, exposed beams, oak engineered flooring, multi-fuel stove creating a warm and inviting feel and French doors opening onto a sunny terrace, together providing excellent entertaining space that is also accessed from the kitchen.

Upstairs, exposed beams and vaulted ceilings add to the charm and windows to the front afford far reaching views across the village to the Mendip Hills in the distance. Traditional wooden pannelled doors open to three bedrooms, each thoughtfully designed to provide a peaceful retreat. The master bedroom offers a built-in wardrobe and outlook over the garden, an aspect also enjoyed from the remaining bedrooms which provide flexibility for accommodating guests, creating a comfortable space for relaxation or even a home office. There is also a large bathroom appointed with roll top bath, wall-in shower, wash basin and WC. There is also a useful airing cupboard.

Location

The village of Catcott is nestled in the picturesque Polden Hills between the well served centres of Street and Bridgwater. This most sought after village is known and appreciated for its excellent community spirit, friendly church circle and local amenities, including a highly regarded primary school, church, two public houses and a super village hall shared with the neighbouring village of Edington with events such as Pics in the Sticks. Edington also has a Doctors surgery and supermarket, which is less than a mile away. The thriving town of Street just 6.5 miles offering a good range of facilities including Strode College, Strode Theatre, both indoor and open-air swimming pools and complex of shopping outlets in Clarks Village. Street is also the home of the renowned Millfield Senior School. Catcott is 29 miles from Bristol International Airport, 37 miles from the City of Bristol and 22 miles from the County Town of Taunton. It is worth checking out the Catcott Village Association website for more information.





One of the many highlights of this lovely cottage is its garden, boasting an excellent degree of privacy and desirable sunny aspect. A place of particular importance for the current owners who have spent many years creating this peaceful and beautifully established garden, loved not only by the people that sit and relax in it but nature too, thoughtful planting schemes encourage bees, butterflies, hummingbird moths and birds as well as provide points of interest throughout the seasons. A stone walled terrace extends from the rear elevation providing excellent al fresco dining space with trailing Wisteria and ambient lighting allowing you to enjoy those long summer evenings, steps lead up to the garden which is laid to lawn, edged with deep borders, mature trees and a second large patio and sizeable garden shed. A driveway provides parking in front of a stone built detached garage fitted with up and over door, power, light and pedestrian door into the garden.

➤ Nestled in the heart of a highly sought-after village this delightful three-bedroom cottage offers a perfect blend of warmth, charm, and modern comfort.

➤ Traditionally constructed, some 200 years ago, of local natural stone elevations set beneath a clay tiled roof.

➤ Providing double glazing, oil fired central heating (boiler just 2 years old), 11 solar panels with battery storage and superb air ventilation system, a must for any older property and beneficial for allergy sufferers.

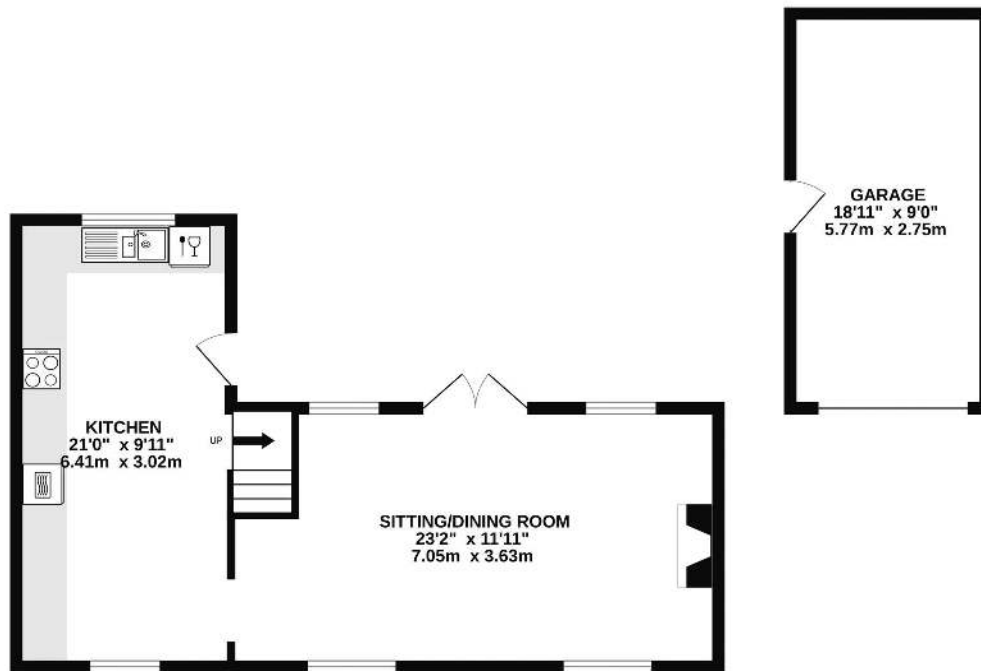
➤ Enjoying an excellent energy rating for a property of its age following some thoughtful improvements and additions over the years by our clients.

➤ Stunning kitchen/diner boasting high quality appliances sure to please keen cooks and a warm and inviting sitting room with double doors onto a sunny terrace.

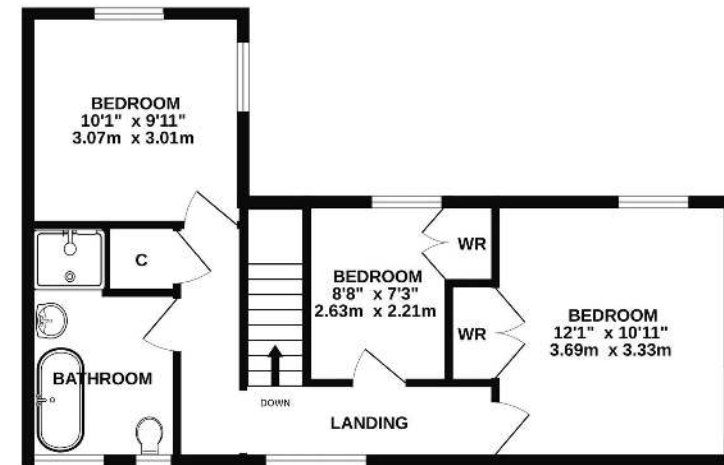
➤ Beautifully landscaped and well-established garden enjoying an excellent degree of privacy and sunny aspect, detached garage and parking.



GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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