



£695,000

At a glance...



3



2



3

EPC

E

COUNCIL
TAX

D

**holland
& odam**

Grain Cottage
Pylle Road
Pilton
Shepton Mallet
Somerset BA4 4BP

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A39 towards Glastonbury. Proceed out of the city and take the first turning left by Browns Garden Centre. Follow this road into North Wootton and follow signs into the village of Pilton. At the main road go straight over and then down the hill passing the church into Bread Street. Turn right onto Pylle Road and the property can be found on the left hand side with a for sale board displayed.

What3Words ///unwound.chefs.loopholes

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Pilton is a very popular village just 2 miles from Shepton Mallet and 5 miles from Wells and Glastonbury. The village enjoys a popular pub/restaurant, a busy co-op store and two churches. It is the site of the world famous Glastonbury Festival for which local residents receive free "village" tickets. Well situated for access to Bristol, Bath and Yeovil and within easy reach of Millfield School and a number of other private schools. The mainline train station at Castle Cary with a regular service to London is c.9 miles away.

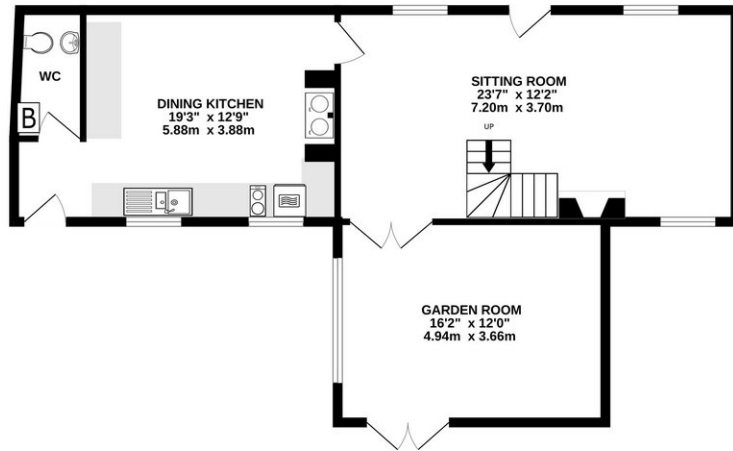
Insight

A delightful semi-detached stone built cottage in the very heart of this sought after village and within a conservation area. Offering accommodation over three floors there is off road parking for several cars and a private garden. In need of some updating and offered for sale with no onward chain.

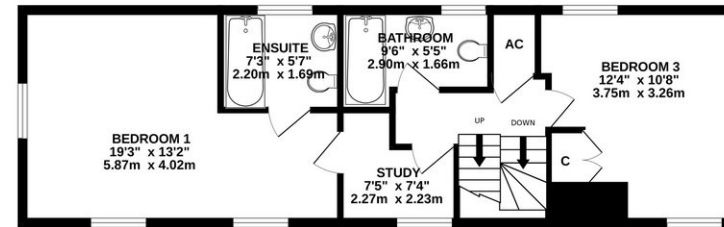
- Lots of character features throughout including beams and stained glass
- Set well away from main roads and within easy reach of the village shop and the popular pub
- Sitting room with feature fireplace and staircase
- Dining kitchen with oil fired Aga and a range of other integrated and freestanding appliances
- Garden room with french doors and a vaulted ceiling
- Utility cloakroom with W.C. and wash hand basin and oil fired boiler supplying central heating and hot water
- Master bedroom with en suite bathroom and study/dressing room
- Two further double bedrooms (one with en suite shower room) and a family bathroom
- Enclosed garden to the rear over two levels with a large terrace to the immediate rear of the property



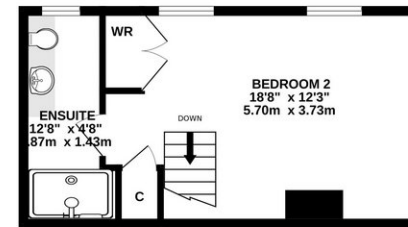
GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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.
Made with Metropix ©2024

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: **01749 671020**