





£415,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



3



1



2

Energy
Rating

Exempt

Council Tax Band C



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

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 3.5 miles. Enter Keinton Mandeville and turn left onto Barton Road, follow the road and bear left onto High Road then take a right onto Mill Road. Follow Mill Road and bear left, turn left at Honeysuckle House, into the driveway. Parking is available either in or in front of the carport, alongside Plotgate Cottage.

Description

Plotgate Cottage is a charming semi-detached cottage constructed of local Blue Lias stone, tucked away in a quiet rural position within the sought after village of Barton St David. The current owners have meticulously renovated this Grade II Listed home to offer the perfect blend of character and contemporary living, offering enchanting cottage style gardens which wrap around Plotgate Cottage, backing onto the open countryside with breathtaking views towards the iconic Glastonbury Tor and driveway parking including a carport.

As you approach the cottage you enter through a stable door into a fully enclosed entrance porch, providing the ideal space to store coats, shoes and wellies. Step inside, and you will be greeted by an impressive open plan kitchen, dining and living area. The space is adorned with beautiful wooden beams, creating a rustic yet elegant ambiance. The centrepiece of this room is the stunning inglenook fireplace, complete with a wood burning stove, perfect for cosy evenings.

The bespoke Howdens kitchen boasts integrated appliances and ample storage cupboards, finished in a charming country green. The light Minerva worktops and tiled splash back beautifully complement the overall aesthetic. This principal reception is bathed in natural light, thanks to the front and rear aspect windows, overlooking the cottage gardens. A stable door at the rear opens onto the enchanting garden with far reaching views towards Glastonbury Tor.

Continuing on the ground floor, there is an additional room offering a versatile space that can be used as a study or snug. Featuring original flagstone floors, open fireplace, window and stable door to the front aspect, there is also stairs rising to the first floor accommodation with practical under stairs storage.

There are three generously sized double bedrooms that overlook the front garden and a well appointed modern bathroom with views to the rear.

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.





Plotgate Cottage offers driveway parking including a convenient carport.

The front of the property showcases a delightful garden with a roof top well and the borders are currently in flower with beautiful bluebells.

A pathway leads to the front entrance door and continues around the side of the property to the rear garden.

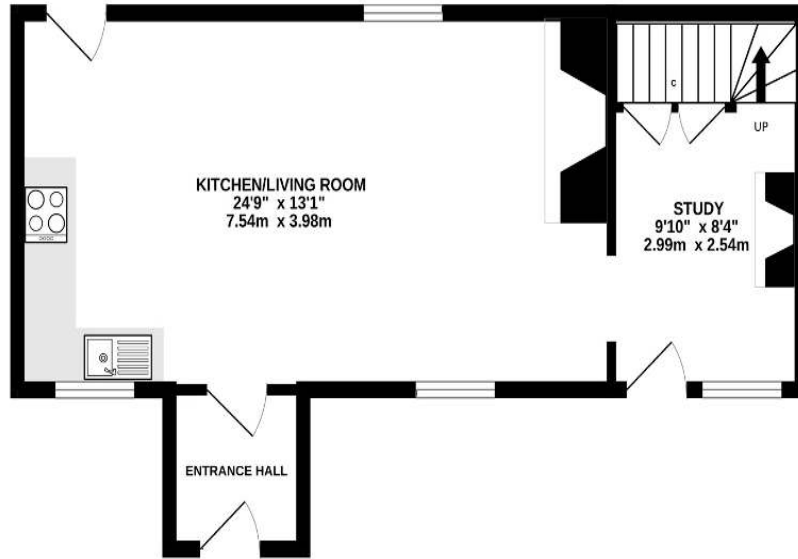
Mainly laid to lawn with a range of flowerbeds, the garden provides a convenient storage shed and is enclosed with split-rail fencing taking full advantage of the open countryside and views beyond.



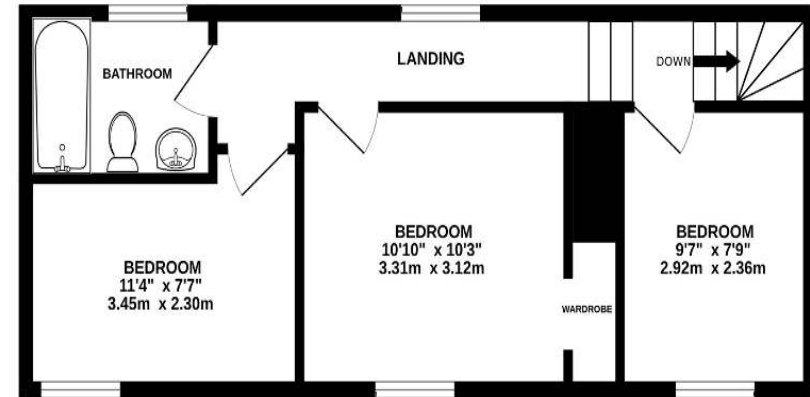
- Sought after village location
- Grade II Listed
- Meticulously renovated throughout by the current owners
- Views of open countryside and the iconic Glastonbury Tor.
- Open plan living
- Three double bedrooms & a modern bathroom suite
- Cottage style gardens
- Parking and carport
- Restored original character features throughout
- No onward chain



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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.

Made with Metropix ©2024

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 785100 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

