



£395,000

At a glance...

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**holland
& odam**

St Hughs
Castlebrook
Compton Dundon
Somerset
TA11 6PR

TO VIEW
Market Place, Somerton
Somerset, TA11 7NB
01458 785100
somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, head left onto Broad Street and follow the road until you get to the mini roundabout where you'll turn right, taking the second exit. At the junction turn left onto B3151 and follow the road through Littleton towards Compton Dundon for approximately 3 miles, St Hughs is located on your left, opposite the Castlebrook Inn.

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

Compton Dundon, a favoured village situated south of Street and nestled in picturesque countryside beside the Polden Hills. The property is well placed to enjoy the many attractive features Somerset has to offer. Perfect for keen walkers the popular The Polden Way is on its doorstep offering stunning landscapes and wildlife. An active village including a pub, the Castlebrook Inn, a village hall and Church. The thriving town of Street provides an excellent range of shopping facilities, prestigious Millfield School, as well as Crispin secondary school, Strode Sixth Form College, indoor and open air swimming pools, a theatre and choice of pubs and restaurants. The ancient town of Somerton is approximately three and a half miles, whilst access to the M5 motorway interchange at Taunton or Bridgwater is approximately half an hour's drive.

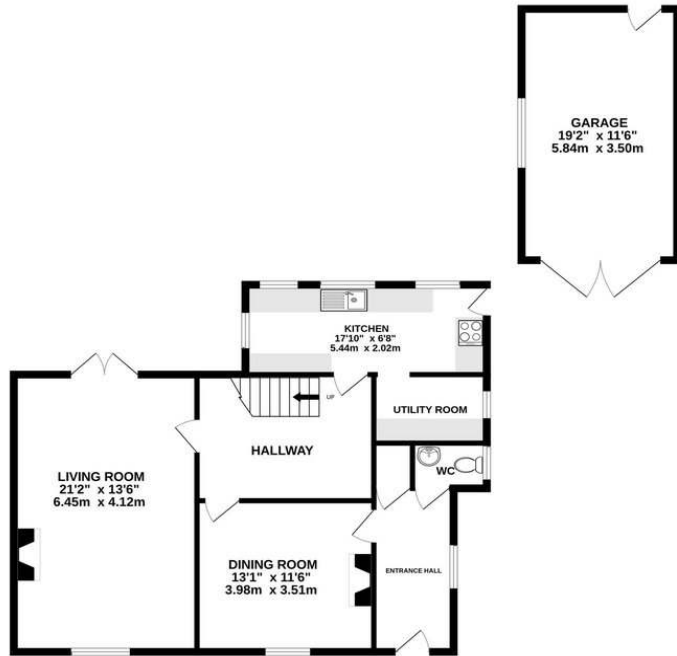
Insight

Pre-1900s charming characterful home in need of modernising, situated in Compton Dundon, offering immense potential for extension, subject to the necessary planning permission consents. The property presents a spacious entrance hallway with storage and a convenient WC, large living room featuring a Blue Lias stone fireplace with inset wood burning stove and patio doors to the rear, dining room with a similar feature fireplace, inner hall with stairs rising to the first floor accommodation, galley kitchen overlooking the garden with adjoining utility room. The first floor provides three bedroom with two having ensuite showers and a family bathroom and separate WC. Stairs rise again to a convenient attic room, perfect for storage, hobbies or additional bedroom. One of the stand-out features of this property is its expansive rear garden, offering endless possibilities for outdoor enjoyment and relaxation. With its generous proportions, this garden provides ample space for landscaping, gardening, and entertaining, making it an ideal haven for garden enthusiasts and social gatherings. The property further benefits from a detached garage and ample off road parking.

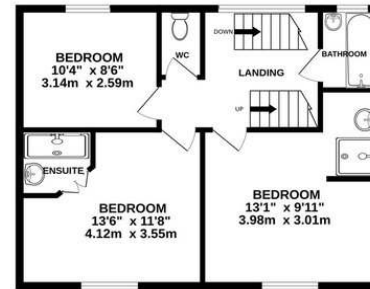
- Detached character property with scope to extend, subject to the necessary planning permission consents
- Spacious accommodation over three floors
- Large rear garden with a good degree of privacy and endless potential to transform this blank canvas into the ideal space to enjoy outdoor entertaining and relaxing
- Good size reception rooms with period features including ceiling beams and natural stone fireplaces
- Attic room offering versatile usage options
- Detached garage offering secure parking and space for storage, including ample driveway parking



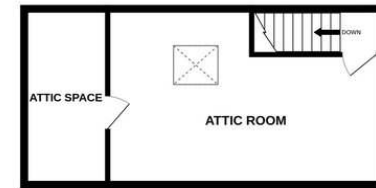
GROUND FLOOR
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1955 sq.ft. (181.6 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 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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