



£375,000

*At a glance...*



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TAX

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**holland  
& odam**

Colony Cottage  
Dark Lane  
North Wootton  
Shepton Mallet  
Somerset BA4 4AQ

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells take the first exit at the Sherston roundabout onto the East Somerset Way (A371). Pass Morrisons and go straight through the traffic lights. Take the next turning right and then almost immediately left. Follow this road for 1 mile into the village of North Wootton and take the turning right into Dark Lane. The property can be found after the left hand bend with a for sale board displayed. What Three Words ref: [///culling.fenced.orchestra](#)

## Services

Mains electricity and water.  
Private drainage (shared tank).  
Oil central heating system.

## Local Authority

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

## Tenure

Freehold



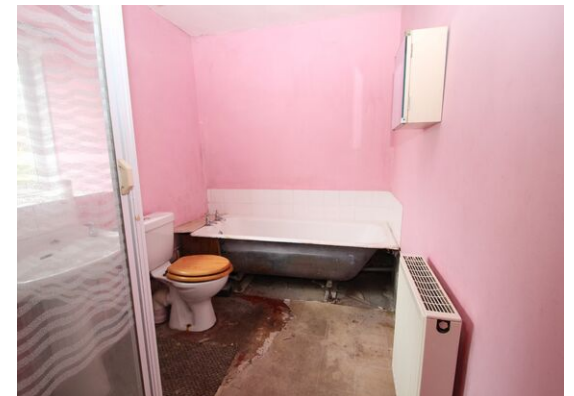
## Location

Set in a popular village well away from any main roads and conveniently placed for access to Wells, Shepton Mallet, Glastonbury and Street. The village offers a public house and village church with a village shop available in the next door village of Pilton. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. In addition there is a theatre and independent cinema. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Glastonbury is immersed in mystical legend and can offer a more alternative lifestyle for those seeking it. The town centre enjoys a good range of shops, supermarkets, restaurants, cafes, public houses and health centres. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west.

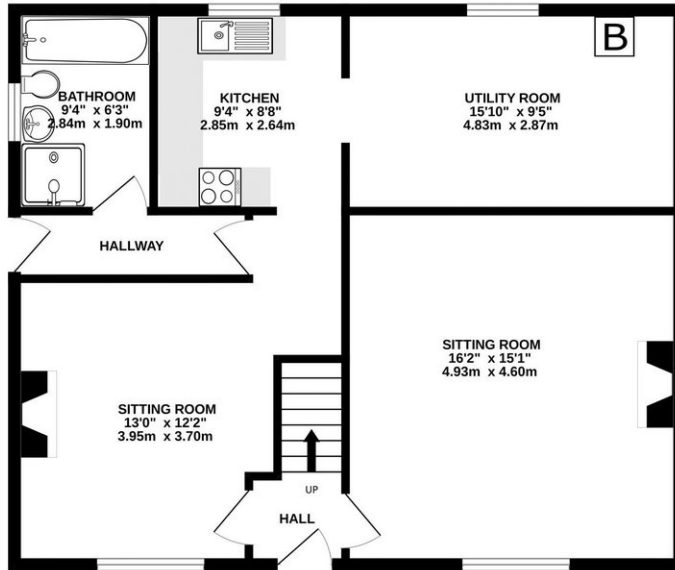
## Insight

**ALL OFFERS CONSIDERED!** An exciting opportunity to purchase a period semi-detached cottage in an enviable position with far reaching views to the front and rear and set in a generous plot with driveway. The property requires considerable refurbishment and updating but offers huge potential. For sale with no onward chain.

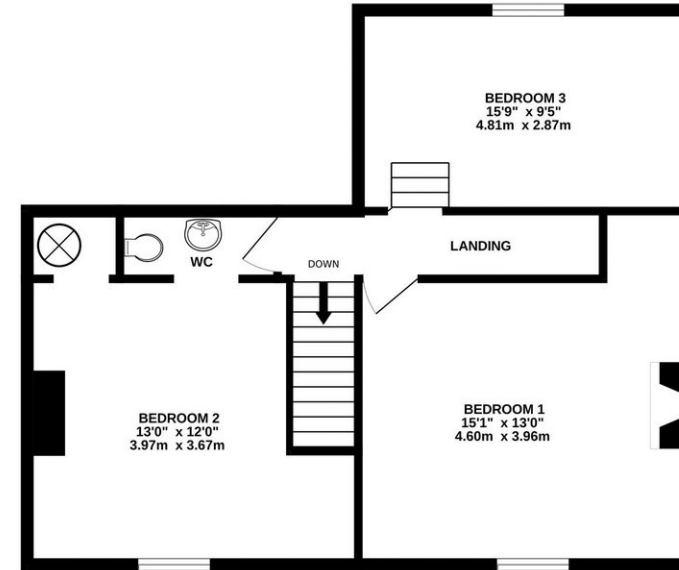
- **NO ONWARD CHAIN AND ALL OFFERS CONSIDERED!**
- Lovely position within this quiet village
- Views to front and rear
- Masses of potential and scope to extend (stpp)
- 3 double bedrooms
- Driveway providing parking
- Garden to front, rear and side with total plot measuring c.105' x 75' max
- Easy access into Wells, Street, Glastonbury and Shepton Mallet



GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.1 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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**DISCLAIMER**

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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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