



£285,000

At a glance...



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**holland
& odam**

2 The Standards
Catcott
Somerset
TA7 9HN

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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 left into Manor Road and upon reaching the Memorial turn right. Take the next right turning into Steel Lane where the property will soon be identified on the right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



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.

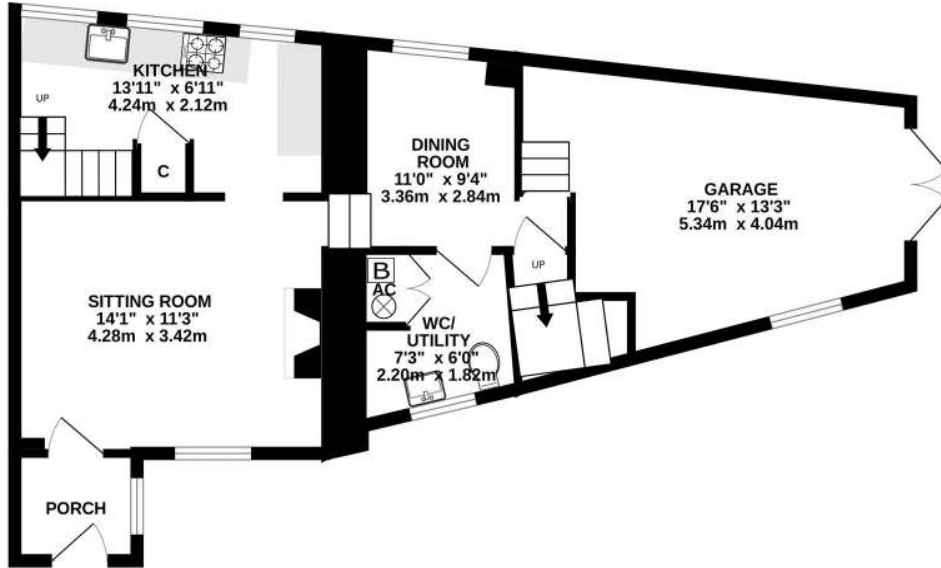
Insight

An exciting opportunity to purchase this charming three bedroom property, beautifully presented and immaculately maintained throughout the cottage presents a perfect blend of old and new, boasting an abundance of characterful features including solid timber ledge and brace doors, exposed ceiling beams and column supports, exposed stone and brick walls and deep window sills. Occupying an end of terrace position within 'The Standards', a quaint group of period cottages accessed by pedestrian pathways only and forming part of one of the oldest areas within Catcott, a highly desirable Village situated along the picturesque Polden Hills.

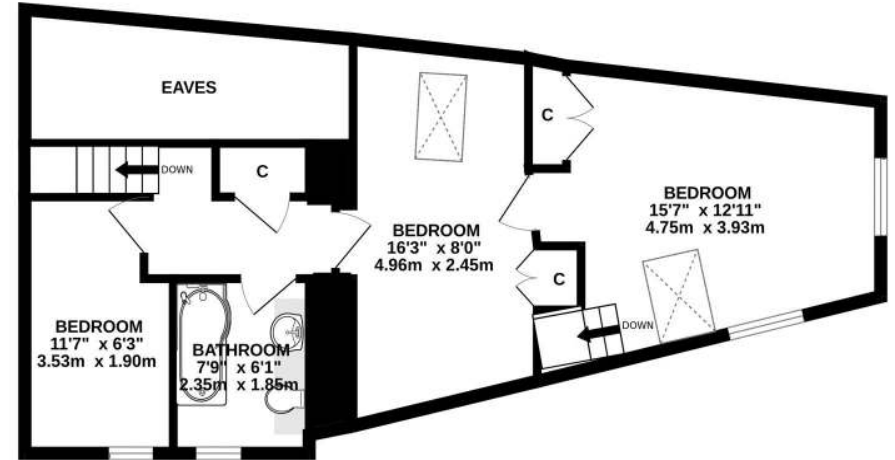
- Characterful yet practical, affording a good size entrance porch, double glazed doors and windows, ample storage, dual use cloakroom/utility with WC, worktop surfaces and space for appliances.
- Wonderful balance of quirkiness and comfort buyers desire from a period cottage. Well maintained throughout the cottage enjoys an ambient temperature all year around, cool in the summer and warm in the winter.
- Cosy up beside the multi-fuel stove in the characterful and generously proportioned sitting room, openings lead off to the kitchen and dining area which is a useful additional reception space.
- Country style kitchen appointed with an attractive range of base, wall and drawer units, solid oak worktops, Belfast sink and space for a tall fridge/freezer, dishwasher and freestanding cooker.
- Three double bedrooms, serviced by a modern and stylish bathroom comprising panelled bath with shower, built-in unit incorporating a wash basin and WC.
- A small courtyard garden lies to the front of the cottage and provides a pleasant seating spot. Parking is located immediately to the side of the property on the approach to an integral single garage.



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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