





£329,950

### To View:

Holland & Odam  
3, Farm Road, Street, Somerset

BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy  
Rating **F**

Council Tax Band **C**



### Services

Mains electric, water and drainage are connected. Night storage radiators and panel heaters provide heating.

**Local Authority**  
Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**  
Freehold

## Directions

From the town centre proceed in a westerly direction passing Living Homes on the right and the Bayliss Centre and Durston Close on the left. Continue along passing 159 High Street and turn left where you will find a a footpath leading to the cottage.

## Description

An exciting opportunity to purchase one of Streets oldest properties, this charming, detached cottage, believed to date back circa 1750 is situated in a secluded location just off the busy high street. Perfect for buyers looking for convenience, privacy and a delightful south facing garden.

Benefitting from a full and sympathetic restoration by the current owner. The accommodation is well-presented and tastefully decorated. The ground floor features a spacious reception room with ample space for both lounge and dining furniture, there is an open fire (currently not in use) with stone surround and hearth and two window seats with sash windows overlooking the front garden. A ledge and brace door; a feature mirrored throughout, opens to a beautifully appointed kitchen, boasting a Bradfords Sage Cranbrook range of base, wall, drawer and curved end units, granite effect worktops, a sink unit and space for appliances. French doors lead out to the garden terrace, perfect for alfresco dining.

Upstairs, a long landing with exposed A frame beams leads off to three bedrooms, comprising two double bedrooms with sash windows and a single bedroom. The second bedroom also has the benefit of an airing cupboard. Finally, the bathroom is fitted with a panelled bath, separate shower enclosure, wash basin and WC.

## Location

The busy High Street is just on your doorstep and offers a comprehensive range of shops. Street provides primary and secondary schooling, including prestigious Millfield School, Strode sixth form college, Strode theatre, indoor and open air swimming pools and a choice of pubs and restaurants. The village also offers a good range of shopping facilities including Clarks Village complex of factory shopping outlets. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are each within 33,33 and 26 miles distant respectively.





Approached over a shared footpath just off the Hight Street, you'd be forgiven for not knowing it's there. The garden lies to the front and side of the property and is a superb asset, boasting a desirable south facing aspect and excellent degree of privacy, measuring approximately 190 feet long it offers so much for those with green fingers. This delightful garden is laid mostly to lawn and features a patio terrace, established borders, mature trees, a shed and a summer house. Fencing and blue lias stone walling mark the boundary. The property doesn't offer parking however there are on street parking provisions close by.

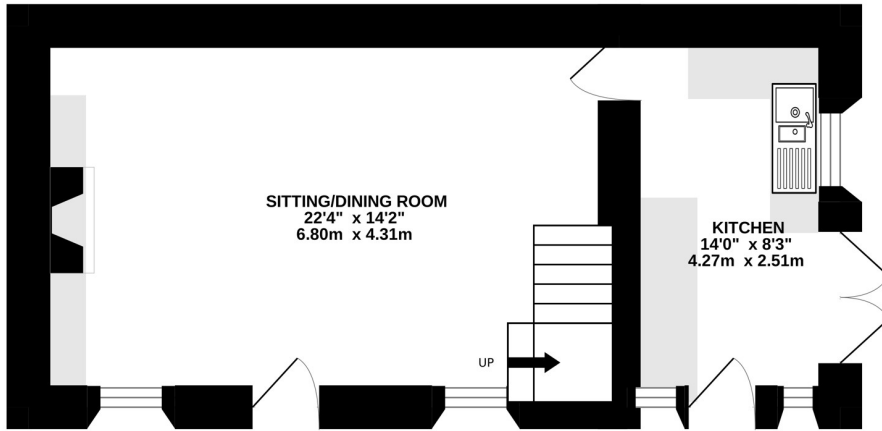


A little history from the owner...

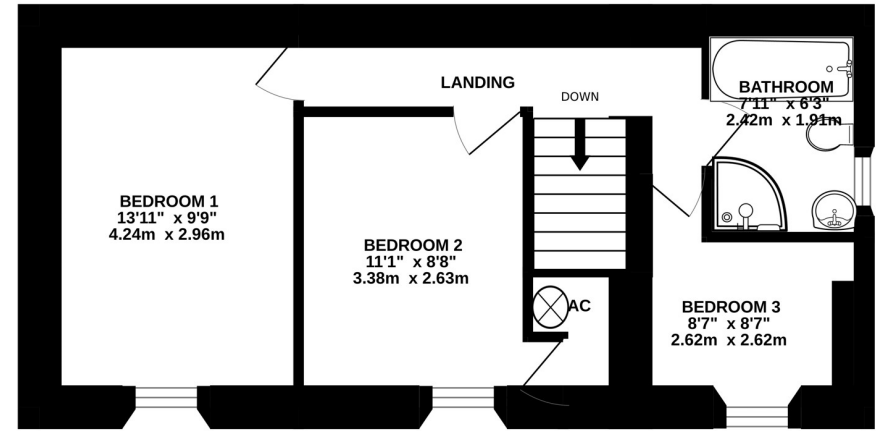
Hollybrook Cottage started life as a Coaching Inn, dating back to circa 1750, it was constructed of local Blue Lias stone to three elevations and stone and brick to the fourth and set beneath a double roman clay tiled roof. Interestingly, the walling at the bottom of the garden marks the original boundary of the coaching Inn and a new retaining wall has been built along one of boundaries repurposing the stone. Over the years this charming cottage has undergone a fair few renovations and transformations. Converted into two 'one up one down' cottages in 1890 and converted into the stand-alone property it is today in 1983. Our client who is looking forward to relocating closer to family has loved living here for the past 35 years and has undertaken a great deal of sympathetic works to the property including repointing with lime mortar to all elevations, a new roof (2015) and internally, between 2016-2018 the walls were stripped back to stone, new electrics installed, plastered, decorated and the kitchen was replaced in 2019.



GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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