





£720,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy Rating C

Council Tax Band F



Services

Mains electricity and water are connected. Tricel bio digester for drainage. Oil fired central heating system.

Local Authority

Somerset Council  
03001232224  
somerset.gov.uk

Tenure

Freehold

## Directions

From Street take the A39 towards Bridgwater. Pass through the villages of Walton and Ashcott. Take the turning on the right signposted to Catcott and proceed downhill. Turn left at the crossroads (King William Inn straight ahead), at the next crossroads with Postbox turn right. Continue for three miles to Burtle. At the junction, Church on the left, turn right and pass the village hall on your right. Continue a short distance, Two Mile will be found on the left hand side.

## Description

Situated within the rural village of Burtle with stunning views, large garden and paddock is this immaculately presented modern home of quality offering bright and spacious accommodation of five bedrooms, three bathrooms, a large through lounge, fabulous family kitchen/dining room and further reception/bedroom offering flexible living or potential self-contained suite.

The front door, from the covered porch, opens into a central oak floored hallway with galleried stairs to the first floor and doors off to all rooms. The exceptionally spacious lounge features an open chimney breast with inset wood burner, oak mantle and enjoys a double aspect, with a picture window to the front and glazed panels with patio doors overlooking the garden and extensive views from the comfort of a sofa. A much sought after family Kitchen/Dining Room offers a great space with ample room for a large table and sofa and again access to the garden via patio doors and extensive views. The stylish kitchen area is fitted with a quality range of cream fronted shaker style wall and floor units with integrated dishwasher, range master cooker with extractor hood in the recessed chimney, and the added luxury of an American fridge freezer and Bosch coffee machine. A central island incorporates a breakfast bar and further cupboard space with wine rack and housing for a microwave. There is space for a washing machine in the separate utility room which is fitted with the same wall and floor shaker style units and has a glazed door to the side path, whilst the part shelved pantry offers storage with further space for a tumble dryer, fridge and freezer. The Den which was originally the double garage, now offers a substantial room with oak plank flooring a window to the front and a walk in cupboard housing the boiler making it an excellent drying room. One wall is shelved for shoes and there is a wall mounted fold down king size bed which makes it ideal for occasional guests and could be a potential annex. Last, but not least on the ground floor is a cloak room comprising a white suite of vanity basin unit and WC.

A spacious galleried landing on the first floor, offers loft access to a fully boarded and shelved roof space and doors off to the five double bedrooms and family bathroom. The extensive principal bedroom benefits from a range of built in furniture to include five double wardrobes, a chest, dressing table and bedside units. There is also a walk-in shelved airing cupboard housing the hot water tank which provides unlimited hot water heated by the solar panel. The vast window to the front is fitted with plantation style shutters as is the small window to the side. The tastefully appointed ensuite, with window to the side, offers a double walk in shower unit, two drawer vanity unit with counter top basin and WC all complimented by down lighters and vinyl plank flooring. Bedroom two with a window overlooking the garden and fabulous views to the Mendip Hills, also benefits from a stylish, modern ensuite with double shower unit, vanity basin unit and WC. Two further double bedrooms overlook the rear, and share the same stunning views whilst the remaining double bedroom has a window to the front. The family bathroom, with window to the side, has also been upgraded and offers a separate corner shower unit, oak effect vanity basin unit and panelled bath with wall tiling to dado height, down lighters and laminate tiled floor.

## Location

Burtle is a small rural village yet is ideal for commuting being only eight miles from Junction 22 of the M5. Burtle is set amidst scenic 'Somerset Levels' countryside and provides a church, an award winning pub/restaurant and a village hall which is at the centre of village social life. The neighbouring village of Catcott provides a primary school and the busy town of Street (9 miles) offers Crispin Secondary School, Strode College and an excellent choice of shops. There are 3 independent schools within a 30-minute drive - Millfield, Wells & Sidcot. The centres of Taunton, Exeter and Bristol are 24, 54 and 33 miles distant respectively.





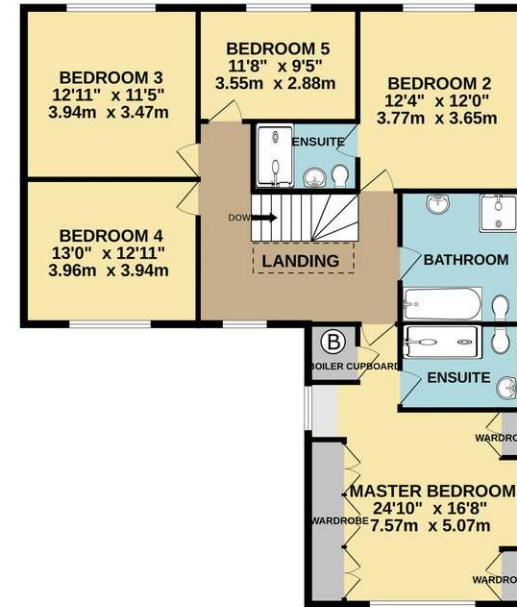
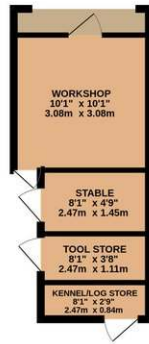
To the front of the property is a neat garden featuring three silver birches, flower borders and a brick paved drive with parking area and pedestrian access to both sides of the property. To the immediate rear of the property is a patio with gazebo for all weather dining which adjoins an extensive lawn and decked area with raised flower beds and built in BBQ. A post and rail fence with five bar gate opens to the paddock area, raised vegetable beds and multi-purpose wood framed outbuilding, incorporating a kennel/log store, tool shed, stable and workshop all with mains electricity. At the far end of the paddock is a sheltered patio area with seating to experience the views and tranquillity of this lovely location. The whole backs onto neighbouring farmland with no fear of development.

- Large gardens, paddock and outbuilding with stable and workshop
- Outstanding views over miles of stunning Somerset countryside.
- Beautifully presented and tastefully decorated throughout.
- Five double bedrooms, two with en-suite
- Desirable kitchen/dining room for family living/entertaining
- Large double aspect lounge with log burning stove
- Both reception spaces open to the patio bringing the outside in
- Garden gazebo and BBQ for all weather dining



GROUND FLOOR  
1419 sq.ft. (131.8 sq.m.) approx.

1ST FLOOR  
1215 sq.ft. (112.9 sq.m.) approx.



5 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 2634 sq.ft. (244.7 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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