

Sub Road

Butleigh, BA6 8SR

COOPER
AND
TANNER



£475,000 Freehold

This most unique and individual Grade II listed cottage offers versatile living; currently run as a successful Bed and Breakfast, the property also offers the potential for ancillary accommodation.

Sub Road Butleigh BA6 8SR

 3  3  2 EPC N/A

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DESCRIPTION

The property's versatile accommodation benefits from two separate entrances – the main entrance porch leads to a good size kitchen/diner that features an inglenook fire place. From here, doors lead to a dining room or family snug.

Accessed from the kitchen the inner hall leads to a contemporary family bath/shower room, separate utility room (with plumbing facilities), a ground floor bedroom or studio space, cloakroom with WC and a charming sitting room. With its large inglenook fireplace, solid wood flooring, exposed stone walls, the sitting room enjoys an abundance of character and charm.

Owing to the property's versatile layout combined with the benefit of its own front door, the sitting room can be incorporated into the main accommodation or remain part of the existing Bed and Breakfast facilities. A third reception room is located just off the sitting room which is currently used as a dining room.

There are stairs leading from the sitting room to an impressive first floor bedroom. This bedroom benefits from two built in storage cupboards, a dual aspect and exposed stone walls, it currently forms part of the Bed and Breakfast accommodation within the cottage.

Returning to the ground floor layout, a second stair case leads to two further bedrooms, a large dressing room and a modern bathroom.

OUTSIDE

The property enjoys the benefit of secure off road parking and a detached garage with power and light. Much of the garden faces south and is predominantly made up of mature shrubs and two large terraced seating areas. In the centre sun terrace is the original well and a pergola. The addition of a separate workshop allows for further storage.

LOCATION

The highly regarded village of Butleigh is located just three miles south of Glastonbury and Street and is within easy reach of the A303 and M5. The village provides a shop and sub post office, a public house and church, as well as a thriving cricket club. There is also a popular village primary school and easy access to the renowned Millfield preparatory and senior schools. The neighbouring towns of Glastonbury and Street offer excellent shopping and leisure facilities including Clarks Village, as well as a range of secondary education options.

SERVICES

All mains service are connected.

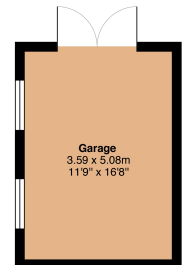
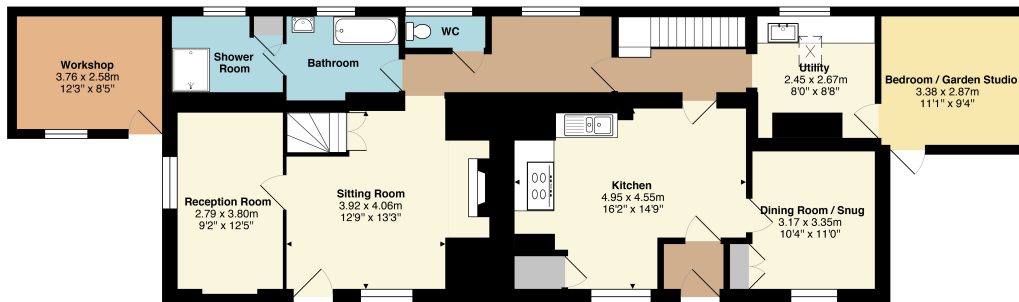
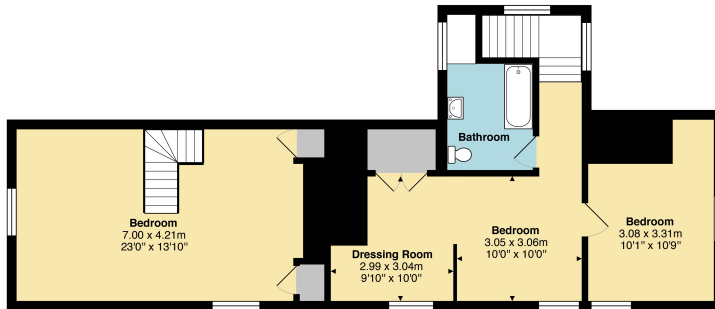
DIRECTIONS

On entering Butleigh (from Glastonbury) passing the cricket ground on the left-hand side continue through the village along Sub Road. This property is located just before the Rose and Portcullis pub in the left hand side.





Peony Cottage, Butleigh



Approximate gross internal floor area of main building - 216.5 m² / 2,331 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions unless otherwise stated.

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