

# Main Street

Barton St David, TA11 6BZ

COOPER  
AND  
TANNER



## Asking Price Of £435,000 Freehold

A very well-proportioned three bedroom property in the beautiful rural village of Barton St David. With a good sized garden and an opportunity for additional adjacent garden/land by separate negotiation.

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 3  2  1 EPC D

## Asking Price Of £435,000 Freehold

### ACCOMMODATION:

Entering the property through the side entrance porch/conservatory into the rear hallway. This space leads through a handy utility room with access to the downstairs WC and shower room to the kitchen. The large kitchen/dining room is a great space with a range of base and eye level units. Space for a cooker, and a stainless steel sink with mixer tap with views overlooking the rear garden and fields to the rear. There is an under stairs cupboard accessed from here also. From here there is a small hall to the main sitting room which is a very good size and benefits from a lovely log burning stove. A door to the original front porch is accessed from here but the front door is not currently in use but can be reinstated. From the sitting room there is a door leading out into a spacious conservatory which in turn leads to the rear garden. On the first floor there are three very well proportioned double bedrooms and a family bathroom which could be increased in size by removing some built in cupboards, to allow space for a separate walk in shower.

### OUTSIDE:

The property benefits from a very spacious garden to the rear of the house with opportunity to purchase a further, larger plot of land to the side of the current property by separate negotiation. The main garden is a mixture of lawn, mature planting and trees and hard standing. There is a spacious drive which can accommodate several vehicles. The property

backs on to open fields providing a delightful view of the surrounding countryside.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax within Somerset Council.

### LOCATION:

The picturesque village of Barton St. David is situated just 5 miles south east of Glastonbury and Street and 5 miles north east of Somerton. Amenities include village hall, recreation field with park and tennis court and village pub (The Barton Inn). There is a bus service which runs several times a day during weekdays and Saturdays to Street and Wincanton. Millfield School is approximately 5 miles away, with mini buses to Bruton School for Girls, Kings School Bruton and Hazelgrove. Rail links to London Paddington are available at Castle Cary, which is approximately 6 miles away.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).

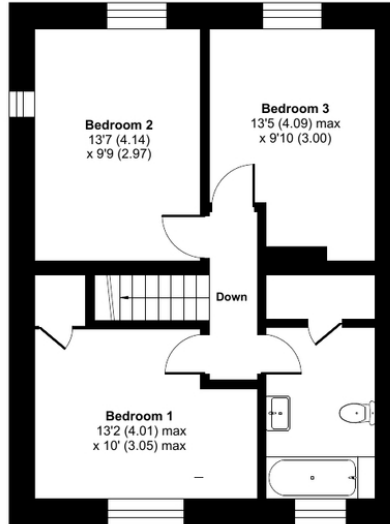




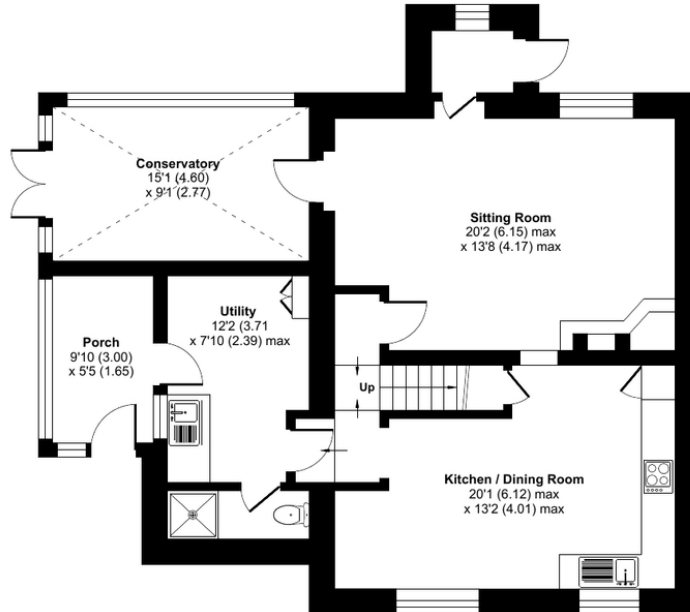
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Approximate Area = 1534 sq ft / 142.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1037098

## STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

[street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)

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