

Tralee

Binegar Lane, Gurney Slade, BA3 4TR

COOPER
AND
TANNER



£350,000 Freehold

A beautifully presented three bedroom semi-detached cottage set in the heart of the popular village of Binegar with planning approved for extension. The charming property has been modernised in recent years whilst still retaining character with the original fireplaces. EPD:D

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DESCRIPTION

A beautifully presented three bedroom semi-detached cottage set in the heart of the popular village of Binegar with planning approved for extension. The charming property has been modernised in recent years whilst still retaining character with the original fireplaces.

Upon entering the cottage is the kitchen which features an array of units topped with stone worktops, built in dishwasher, electric oven and hob and delightful view of the patio and gardens. The kitchen is open to the dining room, it has ample space for a large table to accommodate six to eight people and benefits from a brick built fireplace with wooden mantle and inset wood burner. Within the dining room is an alcove which currently has a desk making it a perfect area for working from home. Adjoining the kitchen is the utility room which houses the boiler, a separate w/c and has electric and plumbing for a washing machine and tumble dryer. Situated at the front, and running the width of the cottage, is the sitting room, a well-proportioned room with a fireplace with inset wood burner as the focal point, view to the front and a spacious under stairs store.

To the first floor are two double bedrooms, both looking out to the front and one having a feature fireplace. A single bedroom, again with an original fireplace looks out over the rear gardens. The newly fitted and fully tiled bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

OUTSIDE

A gravelled area to the front provides parking for three cars with a wooden gate opening to a private path to the front door. The gardens at the rear are fully enclosed and laid to lawn. Within the garden is a patio area which is a perfect space for outside furniture and entertaining. A stone built shed provides additional storage and is currently used as a log store.

LOCATION

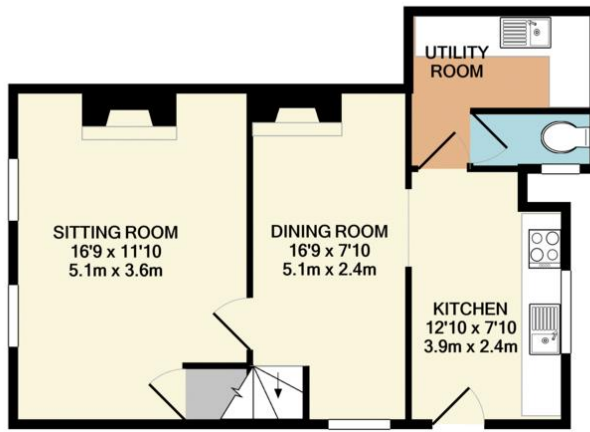
Binegar and Gurney Slade are two small adjoining Mendip villages approximately four miles north east of the Cathedral City of Wells and five miles north of Shepton Mallet. The village benefits from a village hall, public house, village church, café/bistro and play park. There are also good bus links (the 173 passes through every hour).

The picturesque City of Wells is located in the Mendip district of Somerset. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), leisure centre, a choice of pubs and restaurants, dentists and doctors, two churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

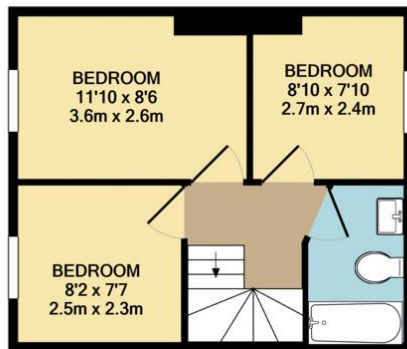
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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