

Edington Road

Burtle, TA7 8NX

COOPER
AND
TANNER



Asking Price Of £450,000 Freehold

A charming and deceptively spacious character cottage on a large plot in a stunning rural position, enjoying beautiful views and an abundance of wildlife. The property has been tastefully modernised by our client and benefits from a variety of outbuildings including a separate studio and workshop.

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ACCOMMODATION:

From the driveway there is access to an entrance porch, opening through to the cosy, yet spacious, principal reception room. This sitting room enjoys the ambience created by a log-burning stove, exposed ceiling beams and stonework, tastefully combined with solid wooden flooring and modern décor. This theme continues through to the generous dining room at the heart of the cottage, which also boasts an array of character features, as well as providing a fabulous entertaining space. Doors lead off in various directions from here to: a study area with double doors opening to the garden, the ground floor third bedroom and the superbly appointed family bathroom. This is attractively presented and fully tiled, comprising a modern four piece suite including a bath, separate shower cubicle, flush WC and wash basin over vanity unit. The stylish and contemporary kitchen features a comprehensive range of fitted cabinetry with contrasting worktops (including a breakfast bar), boasting clean lines and an uncluttered look. Modern integral appliances include a dishwasher, induction hob with extractor hood over and an eye level oven/grill. Completing the ground floor is a cloakroom with WC and separate utility room with additional fitted cupboards and space for laundry appliances.

OUTSIDE:

Sitting within a generous plot of just over 1/4 acre, Canal Cottage enjoys an idyllic and secluded position on the banks of the Huntspill River, with stunning scenery and an abundance of wildlife on your doorstep. Large expanses of lawn provide ample recreation space for children and pets, while a selection of raised vegetable beds, a greenhouse and a substantial timber shed provide facilities for any keen gardeners. Those looking for a tranquil rural retreat will certainly appreciate the unique position of this home which offers simply breath-taking open aspects for nature lovers. Paddle boarders and kayakers may find easy access to the water nearby too. At the side of the main property you'll find a patio area suited to outdoor dining and a large deck adjoining the detached 'studio'. The rear of the double garage now offers a fabulous office or hobby space, while the front part provides an ample storage and workshop facility. Off-road parking is available comfortably for three to four cars within the gated driveway on the front approach.

AGENT'S NOTE:

Our vendor has advised us that the large lawned area immediately to the rear of the cottage (not included in our stated plot size of 0.28acre), is leased from the environment agency for £180 per year. There is no formal boundary between these two areas currently. It is also our understanding that the banks surrounding our vendor's plot are owned and maintained by the national environment agency.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded D for council tax, within Somerset Council. The Ofcom checker states that mobile coverage for voice and data is available locally with Three, whilst Superfast broadband is available in the area.

LOCATION:

Burtle is a small rural village yet is ideal for commuting as it is just approximately 8 miles from Junction 22 of the M5. Burtle is set amidst the scenic Somerset Levels and provides a church, 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, whilst the busy town of Street, approximately 9 miles away, offers Crispin Secondary School, Strade College, Millfield Senior School and an excellent choice of shops due to Clarks Village. The centres of Taunton, Exeter and Bristol are 24, 54 and 33 miles distant respectively.

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).







Edington Road, Burtle, TA7

Approximate Area = 1561 sq ft / 145 sq m

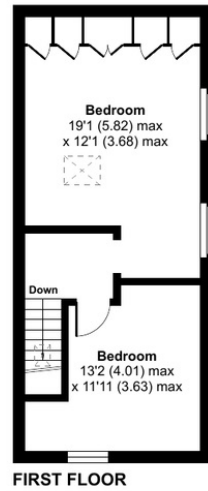
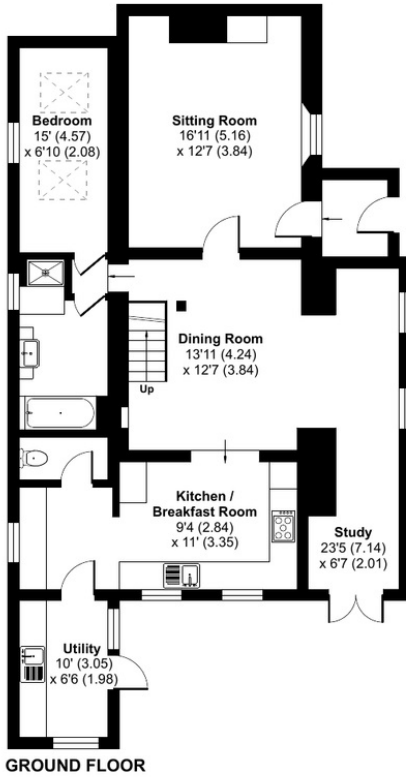
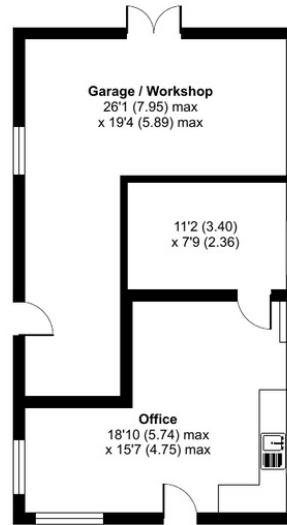
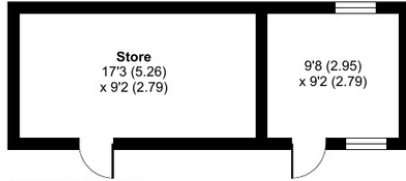
Studio = 236 sq ft / 21.9 sq m

Garage = 406 sq ft / 37.7 sq m

Outbuildings = 344 sq ft / 31.9 sq m

Total = 2547 sq ft / 236.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1073415

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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