

Muchelney Hill

Catsham, BA6 8PQ

COOPER
AND
TANNER



£620,000 Freehold

Offered to market with no onward chain, this quaint two-bedroom cottage is situated in an idyllic rural location and features paddocks totalling 2.23 acres, in addition to well-tended gardens. The property requires renovation but offers a blank canvas to improve, develop or build new subject to any necessary permissions

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DESCRIPTION

The ground floor accommodation comprises a sizable storm porch, offering ample storage space for wood burning logs etc. The front door opens into a generously sized entrance hall, with doors leading to the utility room with WC, kitchen and a reception room. The kitchen benefits from under stair storage, and space for appliances/white goods. A further door leads from the kitchen to the southwest facing sitting room, featuring a wood burning stove, and a door opening out to the smaller storm porch and the front garden.

Stairs lead from the kitchen to a substantial landing on the first floor, with two double bedrooms and a bathroom. The bathroom is fitted with a white suite, to include a bath, WC, and pedestal sink.

AGENTS NOTE

Our vendors have advised that the septic tank and drainage system at the property no longer meet regulations. The new owner will need to make their own enquiries and potentially obtain building regulations and/or planning permission when installing the new system.

OUTSIDE

Gardens enclose the property on three sides and adjoin open countryside. There is gated vehicular access to the rear of the property, leading to the driveway and garage. The gardens are mainly laid to lawn, with a few mature shrubs, and secured by way of a well-maintained hedge offering excellent levels of privacy.

A detached, purpose-built garage/workshop and a separate stone outbuilding are also included, both in need of some maintenance and/or repair. The current owners have sought advice from local architects with a view to converting the existing building into a holiday let, which subject to permissions could provide a healthy income given the properties close proximity to the Glastonbury festival site and other nearby attractions.

Both paddocks are situated to the north/north east of the property. There is a pedestrian gate leading from the garden to the smaller paddock, in addition to vehicular access off of Muchelney Hill. The property would also be ideal for equestrian use or for those wishing to live the good life.

COUNCIL TAX BAND

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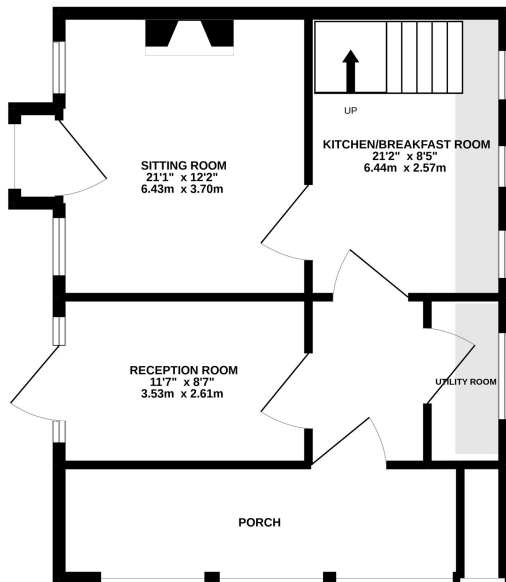
TENURE

Freehold

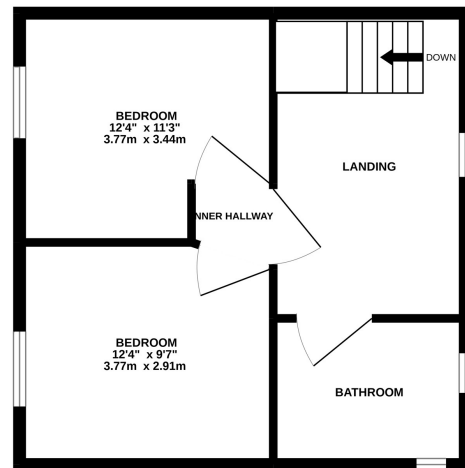




GROUND FLOOR



1ST FLOOR



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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