

Gosling Street

Barton St David, TA11 6GS

COOPER
AND
TANNER



£775,000 Freehold

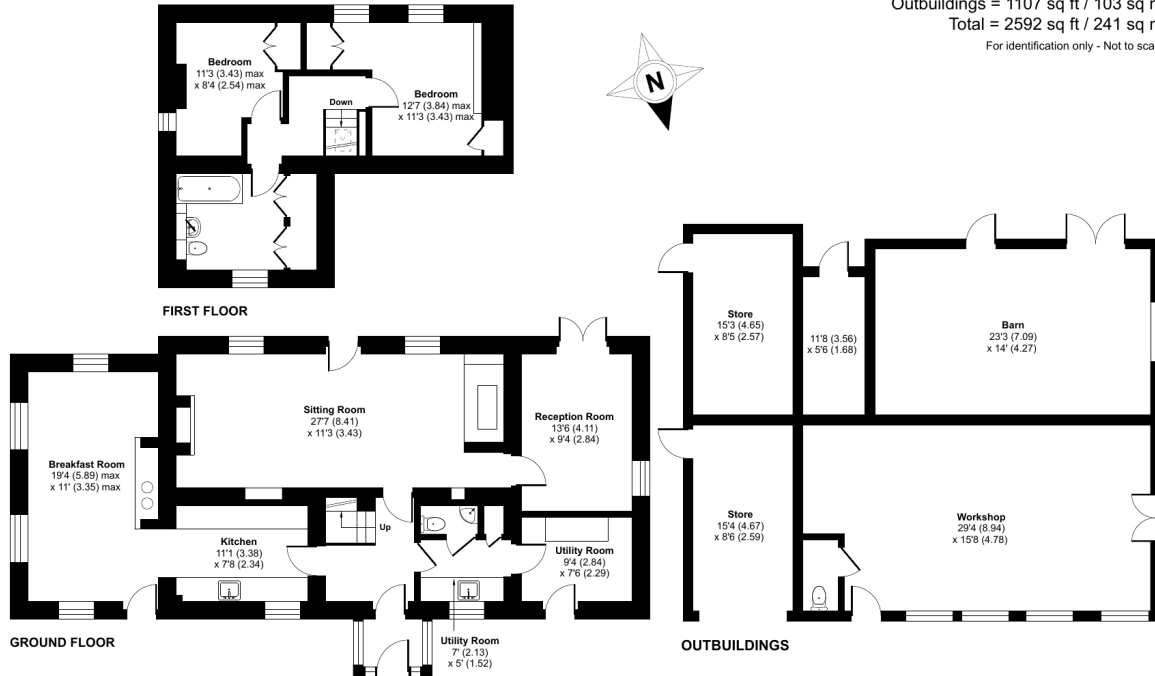
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Description

This charming, semi-rural cottage is situated at the end of a no through lane and includes substantial outbuildings and grounds totalling 2 acres. The accommodation enjoys numerous features, including two wood burners and flagstone floors. There is ample living accommodation with up to three receptions, a galley style kitchen, a separate utility room and walk in pantry. The two first floor bedrooms afford stunning, elevated views over the adjoining countryside. The mature, private gardens border the cottage and extend across to the enclosed paddock at the rear. The large, versatile outbuildings (with workshop) provide additional storage and conversion opportunity, subject to relevant permissions.

Gosling Street, Barton St. David, Somerton, TA11

Approximate Area = 1485 sq ft / 138 sq m
 Outbuildings = 1107 sq ft / 103 sq m
 Total = 2592 sq ft / 241 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). © nichcom 2022. Produced for Cooper and Tanner. REF: 890288



Features

- Idyllic, semi-rural location
- Substantial outbuildings fitted with power, light and a mains water supply.
- Located at the end of a no through road
- Enclosed paddock
- THREE RECEPTION ROOMS
- Gardens and grounds totalling 2 acres
- Plenty of scope to extend or develop (subject to relevant permissions)
- Council Band D and Freehold
- Separate utility room and downstairs WC

Local Information

- Council Tax Band D
- Tenure Freehold
- EPC Rating F

GLASTONBURY OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or rep representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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