

Dulverton Cottage

Chilcompton, Radstock, BA3 4JA

COOPER
AND
TANNER



£550,000 Freehold

A charming four bedroom detached character cottage located within this popular Mendip village yet within easy access to open countryside. The property enjoys a good sized, mature, level garden, driveway parking and a detached workshop/store area. Viewing recommended.

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DESCRIPTION

A charming four bedroom detached character cottage located within this popular Mendip village yet within easy access to open countryside. The property enjoys a good sized, mature, level garden, driveway parking and a detached workshop/store area. In brief the accommodation comprises an entrance porch with door into the inner hall with stair case rising to the first floor. To the left of the hall is a good size shower room with space for a washing machine. There is snug to the front of the property with feature inglenook fireplace with wood burning stove and original bread oven. Running across the rear of the property is the good size kitchen/diner with a range of fitted wall and base units with inset Belfast sink and space for appliances. From here a step up leads into the sitting room with painted beams and a feature inglenook fireplace with inset wood burning stove. In addition to the downstairs accommodation, there is a good size study and a boot room which gives access to the gardens. To the first floor there is a good size landing with airing cupboard, a dual aspect main bedroom with walk in storage area which could easily be converted into an en-suite, three further bedrooms and a family bathroom.

OUTSIDE

There is access to the property from Rock Road through a wooden gate which leads to the driveway parking and the detached workshop/storage area. This area is a great space for someone wishing to work from home or has the potential to be an annexe for a depending relative, subject to the necessary planning permissions being sought. The mature

gardens have been lovingly landscaped by the present owners over the years and offer an abundance of mature trees, shrubs plants and bushes. There is an area of lawn with feature pond and a gate leads through the vegetable garden and summerhouse. Within the garden there is a paved seating area, potting shed and greenhouse.

LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, church, recreation ground together with two public houses. Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae Spa and a fabulous selection of restaurants and bars. The historic city of Wells is approximately 15 minutes from Chilcompton and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place. Chilcompton has a primary school. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.

COUNCIL TAX BAND

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Chilcompton, Radstock, BA3

Approximate Area = 1786 sq ft / 165.9 sq m (includes garage)

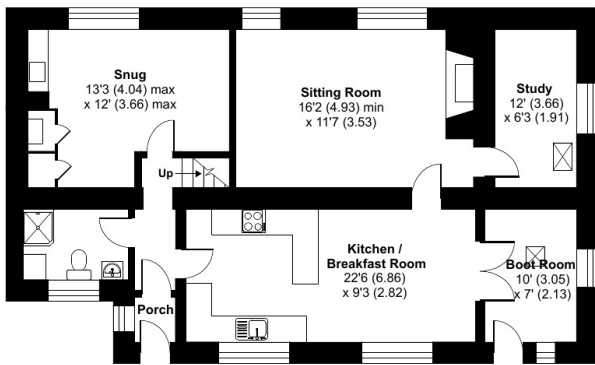
Limited Use Area(s) = 121 sq ft / 11.2 sq m

Total = 1907 sq ft / 177.1 sq m

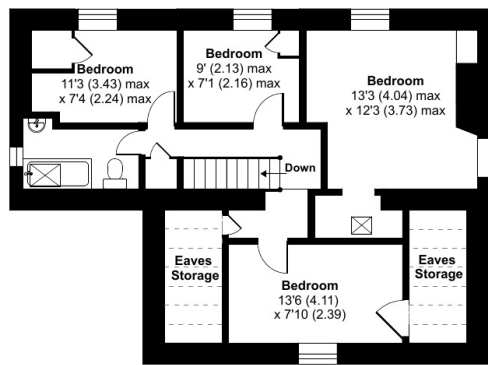
For identification only - Not to scale



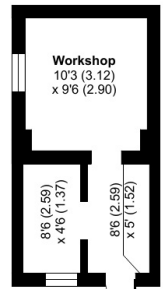
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1187972

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