



10 Shapwick Road with garden plot, Westhay BA6 9TU

£425,000 Freehold

COOPER
AND
TANNER



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Description

An absolute gem of a character cottage which has been sympathetically refurbished from top to bottom, combining period features with modern comforts, creating a perfect home for anyone wanting to move-in and unpack. The tasteful contemporary colour palette complements the flagstone flooring, beams, thick walls, and deep window recesses. Some of the appeal of this cottage is that it maintains its charm and country cottage feel whilst benefitting from well-proportioned light rooms.

The open-plan kitchen/dining room spans the rear of the property with French doors opening out to a garden terrace. The kitchen is fitted with an attractive range of wall and base units with warm wooden work surfaces and flooring. Integrated appliances include an electric oven, induction hob, dishwasher, and Belfast sink. There is further space for appliances and storage in the utility, next to the WC and back door. Flagstones run through the hallway, where there is space for seating or study area, and throughout the sitting room which easily accommodates sofas, chairs and other furniture, and benefits from a feature fireplace with log burning stove. The three bedrooms are upstairs,

each with its own unique character and charm. The primary bedroom is a generous sized double bedroom with beamed and vaulted ceiling, and it enjoys the morning sun. Bedroom two looks over the rear garden with countryside views beyond, whilst bedroom three is at the front of the cottage and, like the primary bedroom, has lovely beams and vaulted ceiling. All three bedrooms share a modern family bathroom with a separate bath and shower cubicle.

Outside

The entire plot extends to include not only the cottage, garden, garage, and driveway but also to a further plot of land at the end of the driveway. At present there is no planning permission for any development on this plot. The private, fenced rear garden behind the cottage has paved patio, a shingle parking area, and a pathway leading across the level lawn to a gate giving access to a single garage and further parking. The property owns the driveway to the side of the cottage over which the neighbours have right of way to access their parking area. This driveway also accesses the extra land at the rear of the plot.









Location

Westhay is a small village set in the picturesque countryside famous for its nature reserves, a favourite of walkers and bird watchers. Many people come here to watch the murmeration of the starlings from autumn to spring. There is a Public House and Westhay is situated close to the larger village of Meare, 4 miles to the west of Glastonbury. Meare provides a primary school, garage, parish church and shop. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 6 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.

Directions

Entering Westhay from Wedmore take the right turn into Shapwick Road and the cottage can be found a little further on, on the right hand side. Parking is available at the rear of the property.

Agent's Note

The property is also available without the plot of land at the end of the driveway for £395,000.



Local Information Westhay

Local Council: Mendip

Council Tax Band: C

Heating: Oil Central Heating

Services: Mains water, drainage and electric

Tenure: Freehold



Motorway Links

- M5 J22/J23



Train Links

- Highbridge & Burnham

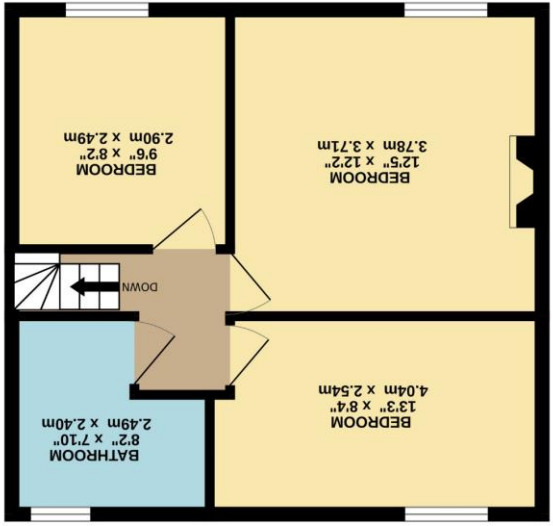


Nearest Schools

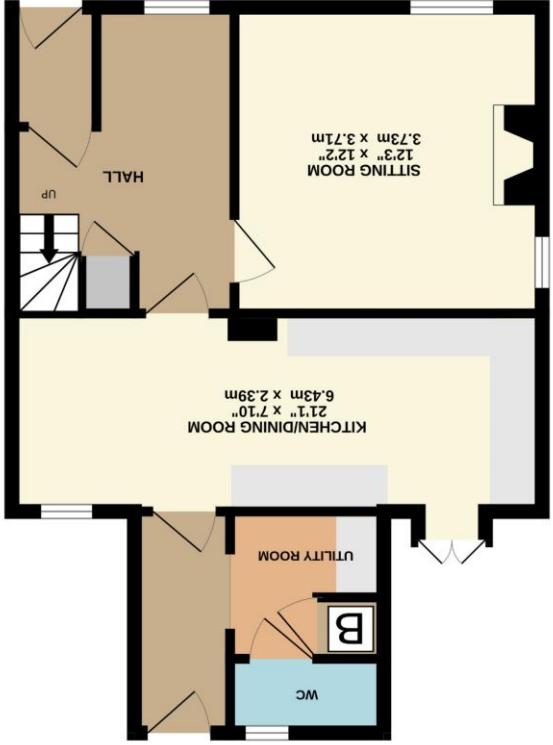
- Meare Primary School
- St Dunstan's Secondary School

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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, references 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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



1ST FLOOR
 419 sq.ft. (38.9 sq.m.) approx.



GROUND FLOOR
 504 sq.ft. (46.9 sq.m.) approx.

10 SHAPWICK ROAD
 TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.
 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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