

# Goswell Close

Street, BA16 0JF

COOPER  
AND  
TANNER



## Asking Price Of £335,000 Freehold

A remarkable and charming detached cottage in a little-known lane at the heart of Street. Having been occupied for over 88 years by the current owner, this hidden gem retains a wealth of character yet offers great potential for sympathetic modernisation, with no onward chain.

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## Asking Price Of £335,000 Freehold

### ACCOMMODATION:

Entered principally via the front entrance, which benefits from the shelter of a storm porch, before opening to a reception hall leading through the heart of the property and giving access directly to all ground floor rooms. Appearances can be deceiving, and this 'chocolate-box' cottage hides surprisingly generous living accommodation, with three similarly sized reception rooms offering a number of potential uses or the flexibility to adapt in line with modern living arrangements. Sash windows with secondary glazing can be found here and throughout most of the property. The separate kitchen features a basic range of fitted wall and base level cabinetry, with work surfaces and a metal sink over.

On the first floor you'll find three excellent size double bedrooms, two of which include fitted cupboards and all comfortably taking a range of accompanying furniture. The particularly large family bathroom currently comprises a three piece suite including WC, pedestal wash basin and bath and benefits from a full height airing cupboard. We believe this could easily be reconfigured to accommodate additional conveniences such as a shower cubicle etc.

### OUTSIDE:

Goswell Cottage enjoys not only a tucked away position but a fairly generous plot that's sure to please growing families and keen gardeners alike. The front elevation exudes kerb appeal in the form of a traditional cottage garden home to a wide variety of mature shrubs and seasonal flowers bordering a well kept lawn. Box hedging lines the pathway from the initial wrought iron gate, guiding you towards the entrance, as well as access to the rear garden via the side elevation. Off road parking is available in a recessed bay in front of the garden, however further potential exists subject to any relevant planning consent. The larger rear garden is predominantly level and laid to a mixture of flagstones, patio, lawn and established

flowerbeds, all enclosed by a combination of stone wall and fencing. Stone outbuildings include a utility room/'gardeners loo' and a separate store.

### SERVICES:

Mains gas, electric, water and drainage are connected, and electric heating is in place. The property is currently banded D for council tax, within Somerset Council. Ofcom's online service checker states that mobile coverage is available with three major providers, and that Ultrafast broadband is available in the area.

### LOCATION:

Nestled in the small little known lane off Goswell Road and located a short walk from the High Street where shoppers can also enjoy the variety offered by Clarks Village Factory Outlets. There is a wide selection of supermarkets and homewares stores within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town has a variety of pubs and restaurants catering for most tastes. Quality secondary schooling is available at the renowned Millfield Senior School, Crispin School and Strode College. Train services for the Paddington mainline are available from Castle Cary, approximately a 20minute drive away.

### 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.





## Goswell Close, Street, BA16

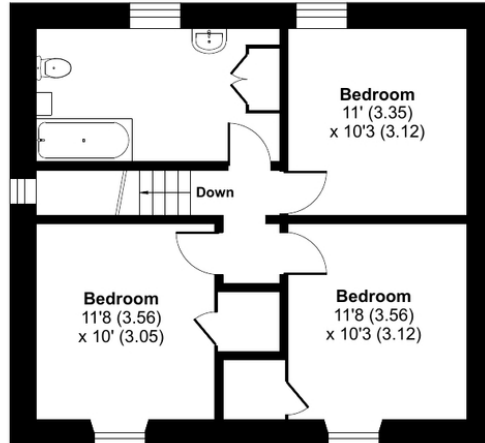
Approximate Area = 1180 sq ft / 109.6 sq m

Outbuilding = 64 sq ft / 5.9 sq m

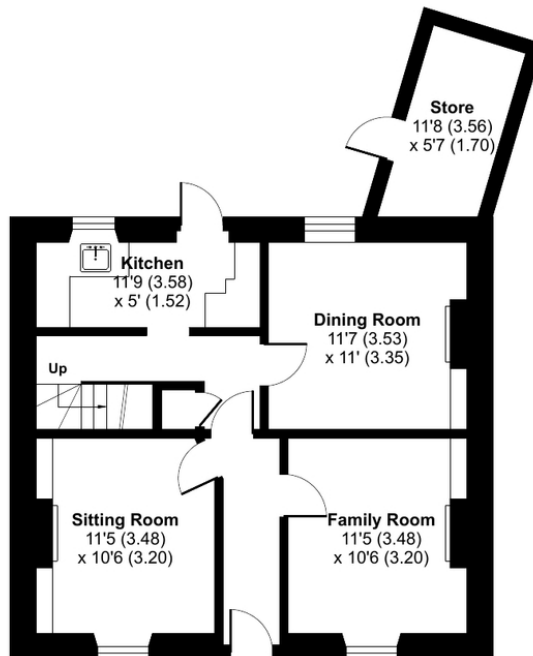
Store = 62 sq ft / 5.7 sq m

Total = 1306 sq ft / 121.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1119068

### STREET OFFICE

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