

Water Lane

Butleigh, BA6 8SP

COOPER
AND
TANNER



£800,000 Freehold

This charming cottage is situated in a secluded but central position within one of the areas most sought after villages. The property is in excellent condition and retains many period features. There is the recent addition of an annexe and a versatile garden studio.

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DESCRIPTION

The accommodation boasts a number of original features and has been maintained to an excellent standard throughout. The spacious entrance hall has exposed stone walls and provides access to the sitting room with wood burning stove and a second reception room. The reception rooms enjoy garden views and feature Inglenook fire places. The original stone staircase has been retained and can be accessed in the sitting room.

A stunning oak framed garden room has been added within recent years. This impressive room extends off the kitchen to provide vast amounts of seating and extensive garden views. The kitchen is fitted with a selection of hardwood units, features a gas fired Aga and has two Velux sky lights providing good amounts of natural light. The remaining ground floor accommodation comprises a downstairs WC and the main staircase leading to the first floor.

Three double bedrooms, an en-suite shower room and the well equipped family bathroom are located on the first floor. The bedrooms are all positioned at the front of the property, enjoying easterly aspects overlooking the extensive lawned garden. The largest bedroom features a cast iron fire and exposed stone wall. This well proportioned room also benefits from an en-suite shower room and two built in cupboards.

GARDEN STUDIO, ANNEXE (FOURTH BEDROOM) AND OUTBUILDINGS.

Due to its versatility, the garden studio will certainly have

significant appeal. The building is of good proportions and is fitted power and mains water. The studio favours those working from home or prospective purchasers that are seeking additional accommodation. Subject to the relevant permissions, this could include ancillary accommodation for an elderly relative or as a small business opportunity for Airbnb.

Accessed externally, the annexe adjoins the cottage but is completely self contained and has been recently upgraded and would make an excellent Airbnb. The is a contemporary shower room and a "mini kitchen" which includes two base units, a sink and plumbing facilities.

GARDENS

Approached via a shingle driveway, Hadley Cottage is set back and fronted by an extensive lawned garden. The driveway provides parking for numerous vehicles and leads up to a detached studio. There are two substantial stores, one to the rear of the studio and the other adjoins the cottage. The extensive lawned garden is surrounded by decorative borders and includes two fruit trees.

SERVICES

Mains drainage, water and gas central heating are connected.

TENURE

Freehold







Water Lane, Butleigh, Glastonbury, BA6

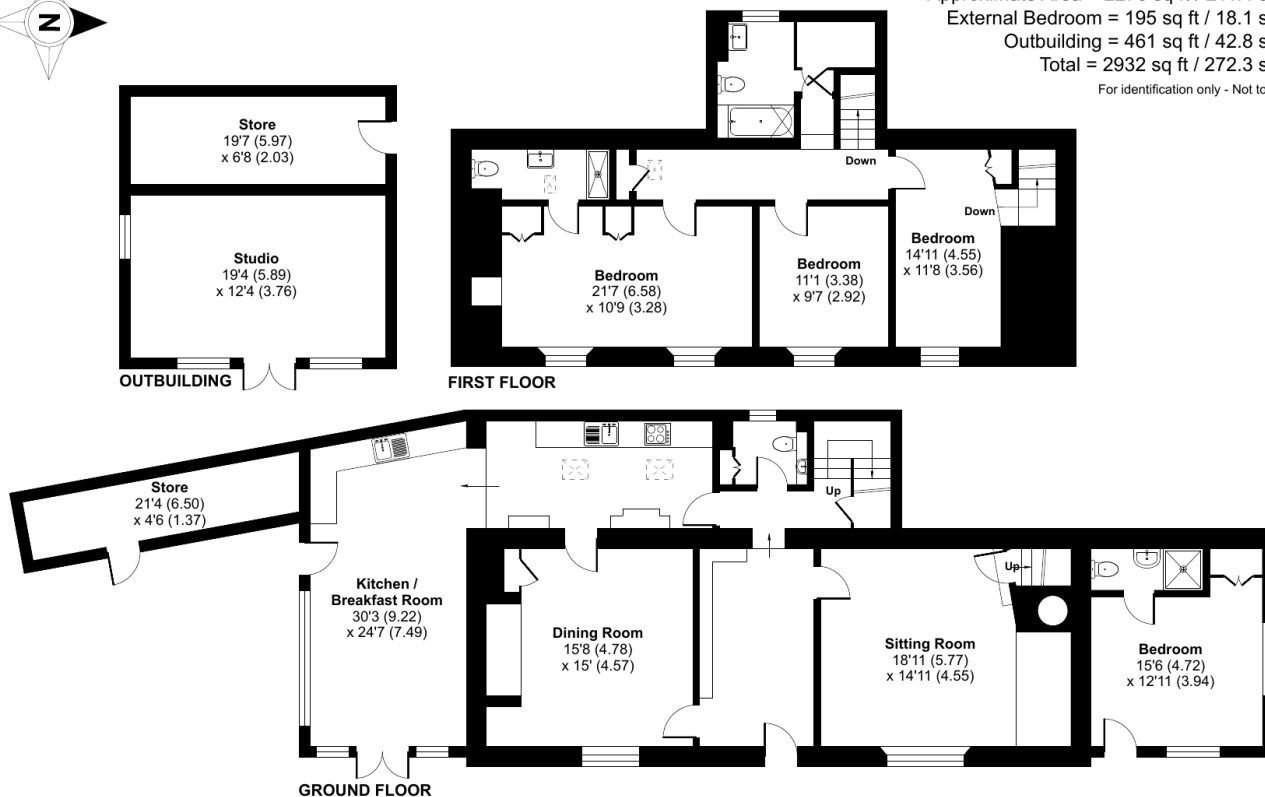
Approximate Area = 2276 sq ft / 211.4 sq m

External Bedroom = 195 sq ft / 18.1 sq m

Outbuilding = 461 sq ft / 42.8 sq m

Total = 2932 sq ft / 272.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1118171

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