

# 1 Culverwell Cottages, Pilton, BA4 4DG



£345,000 Freehold

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An extended four bedroom property offering good sized accommodation with large rear gardens requiring cosmetic updating. Viewing is recommended as the property is offered with no onward chain.

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## DESCRIPTION

A rarely available village home situated in a substantial, elevated plot with southerly views. The property will have considerable appeal due its Pilton postcode and the free residents tickets for Glastonbury Festival. The property does require some updating.

A central hallway has doors to the kitchen / dining room, sitting room and staircase rising to the first floor. The kitchen / dining room is fitted with an extensive range of units extending into the dining area incorporating single drainer unit, gas hob, double oven, cooker hood and work surfaces. A focal point of the room is the wood burner and the views to the front. There is a built in cupboard and door leading to the rear hall / utility and the downstairs cloakroom. A further door gives access to the rear garden. Across the hall there is a spacious sitting room with opening to the garden room enjoying a view to the front and a further door to the study which has patio doors and enjoys a view over the rear garden.

On the first floor a large landing gives access to all rooms. There is a family bathroom with a suite of panel enclosed bath with mixer tap shower attachment, wash hand basin set into a vanity unit and low level wc. The master bedroom is fitted with wardrobes and over bed storage units. The second bedroom also has built in wardrobes with one housing the hot water tank. There are two further bedrooms both of a good size and enjoying views over the garden.

## OUTSIDE

The property sits in an elevated position enjoying a southerly aspect. There is off road parking for several vehicles and a shared path gives access to the front garden laid to lawn and onto the front entrance door. The path continues to the side and into the rear garden.

The rear garden, larger than the average, comprises a large lawn, a covered decked seating area with pergola, former vegetable garden with greenhouse. Towards the end of the garden is a range of outbuildings. There is right of way to the rear.

## ADDITIONAL INFORMATION

Electric heating. Mains water, electricity and drainage are connected. LPG for the gas hob. Council Tax Band D.

## LOCATION

The characterful village of Pilton lies just south-west of Shepton Mallet and east of Glastonbury. The village, is popular with home buyers due to its convenient location to Bath, Bristol, Frome, and Wells, as well as Castle Cary with its main line station to Paddington London. It is most famous for being the home of Glastonbury Festival.

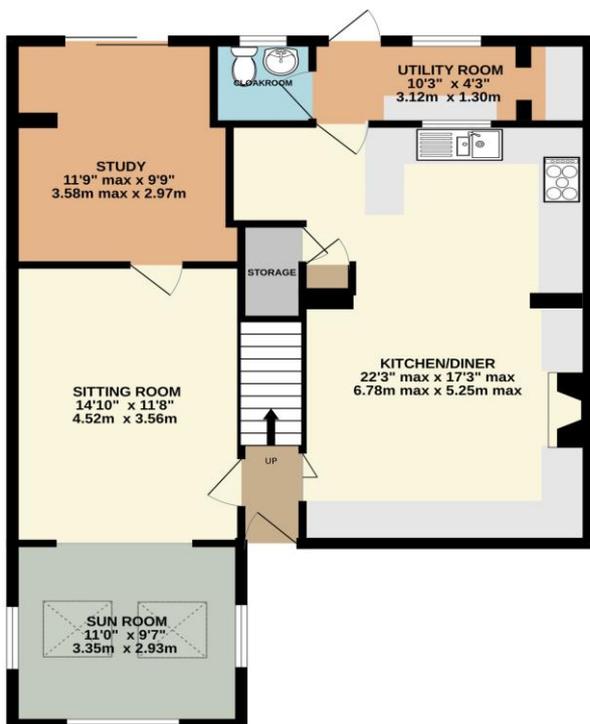
## DIRECTIONS

From Shepton Mallet, proceed out of town on the B3136 and continue until reaching the A361 junction. At the crossroads, proceed straight across. Continue past the cemetery and take the right hand turn into Top Street. Proceed along for a short distance. Culverwell Cottages are on the right hand side with Number 1 being the last on the right.

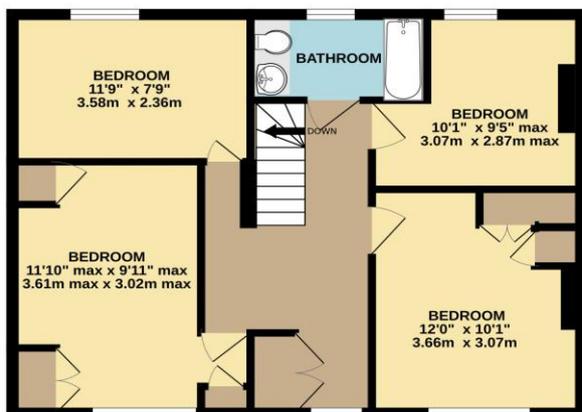




GROUND FLOOR

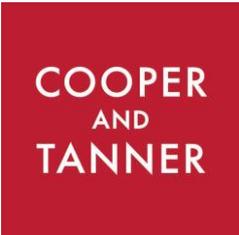


1ST FLOOR



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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