



Alder Tree Farm, Burtle, Somerset, TA7 8NH Offers in the region of £1,000,000

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Alder Tree Farm Burtle, TA7 8NH

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Offers in the region of £1,000,000

Description

Completed within the last 30 years, this stunning character style home enjoys a secluded position in a semi-rural location. The property features a self-contained annexe, three bay workshop, a detached outbuilding and grounds of approximately 3 acres.

The accommodation combines character features with modern, family orientated living. The spacious entrance hall provides access to a dual aspect lounge and to the large kitchen /breakfast room.

An additional reception room and a designated home office are also located on the ground floor. The dual aspect lounge features an attractive brick fire place with multi fuel stove and French doors providing access to a secluded terrace. The kitchen offers a well-appointed, fully integrated suite. There is a central island, ample space for seating and an oil fired Aga. Additional storage and external access can be found in the nearby utility room.

There are four first floor bedrooms, a contemporary family bathroom and two en-suites. The largest bedroom features a walk-in dressing area, an en-suite bathroom (with separate shower cubicle) and Juliet balcony affording garden views. The three remaining bedrooms are all double size, the guest bedroom also has the addition of an en-suite shower room.

Gardens and grounds

The property is approached via a private track which leads to a gravelled circular driveway. Mature trees and landscaped gardens surround the property on all sides and provide almost total privacy. The paddock is located on the eastern boundary and is divided by post and rail fencing. The current owners previously kept ponies and added an all weather menage.

Outbuildings

There are two substantial outbuildings, the first, a former stable block has been re-configured and is now used as a multi-functional workshop and dry store. The second is substantial and purpose built which subject to the necessary permissions, could easily be re-configured to provide additional ancillary or holiday let accommodation. The current layout comprises a garden room, an integrated garage and a three bay car port at the rear. Directly above is vast studio space which could appeal to those looking to operate a business from home. Power and mains water are connected.

Annexe

This self contained dwelling is separately accessed and is approached via an attractive veranda. The open plan accommodation has a modern feel and comprises a galley kitchen, open plan lounge / diner and a large first floor bedroom complete with en-suite shower room.





Alder Tree Farm, Burtle, Bridgwater, TA7

Approximate Area = 2446 sq ft / 227.2 sq m (excludes carport)

Annexe = 833 sq ft / 77.4 sq m

Store = 75 sq ft / 7 sq m

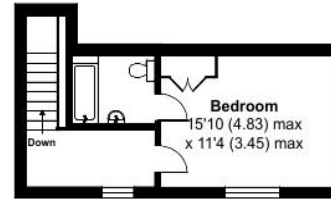
Barn = 925 sq ft / 85.9 sq m

Studio = 656 sq ft / 60.9 sq m

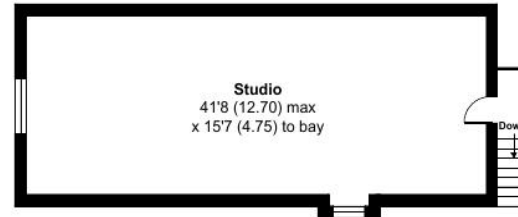
Garage / Study = 365 sq ft / 33.9 sq m

Total = 5300 sq ft / 492.3 sq m

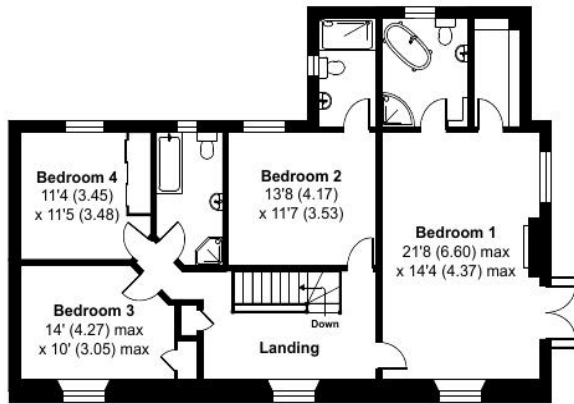
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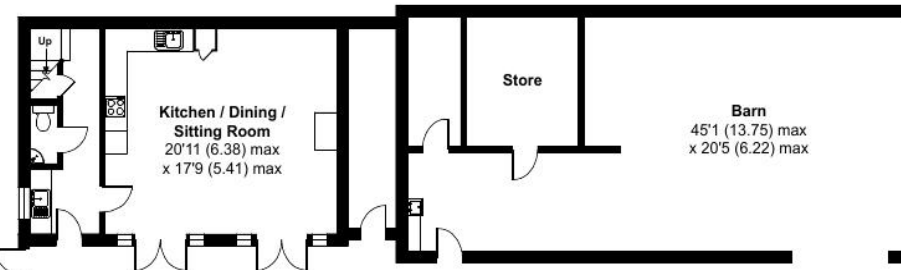
ANNEXE FIRST FLOOR



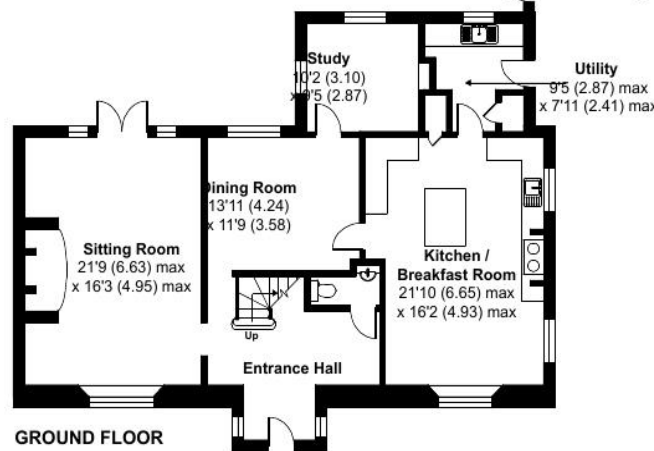
ANNEXE GROUND FLOOR



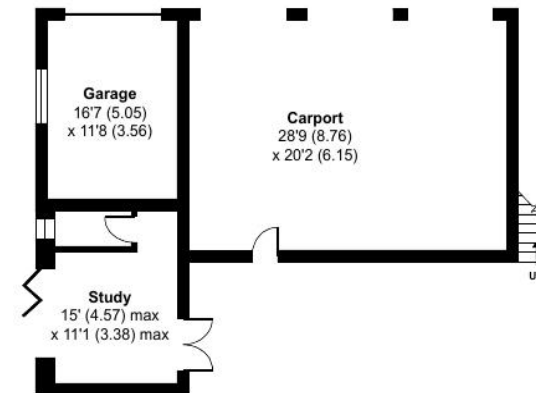
FIRST FLOOR



BARN



GROUND FLOOR



BARN



Location

Burtle is a delightful Somerset village situated within 6.5 miles of Glastonbury and 8 miles to Street, whilst benefiting from the convenience of the M5 J22 just a 7 mile drive away. For those attending public school the renowned institutions of Millfield and Wells Cathedral are close by and Street and Glastonbury provide a wealth of sports, health and leisure facilities as well as the famous Clarks Village shopping outlet. Access by rail is found with stations at Yeovil (Yeovil Junction), Highbridge and Castle Cary (Paddington approximately 100 minutes).

Education and leisure

An excellent variety of schools to suit all abilities and interests, with Millfield, Hazelgrove and Taunton Independent Schools all within easy reach. The immediate locality provides fantastic out riding, with a network of quiet lanes and bridleways.

Directions

On entering the village of Burtle from Meare continue past what was the Burtle Inn public house on your left hand side. Continue on this road until you reach the cross roads and the sign for Green Drove. Take the right turn into Green Drove and continue along the track. Alder Tree Farm is the second turning on the right.

Viewing

Strictly by appointment through Cooper and Tanner on 01458 831077



Local Information Burtle

Local Council: Sedgemoor district council

Council Tax Band: F

Heating: Oil fired central heating

Services: Private drainage. Mains water and electricity

Tenure: Freehold



Motorway Links

- A303
- M5



Train Links

- Yeovil Junction / Highbridge
- Castle Cary



Nearest Schools

- Street, including Millfield
- Street, Bridgwater and Taunton.



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