

Peacocks Hill

Barton St David, TA11 6BN

COOPER
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£700,000 Freehold

 4  4  2 EPC C

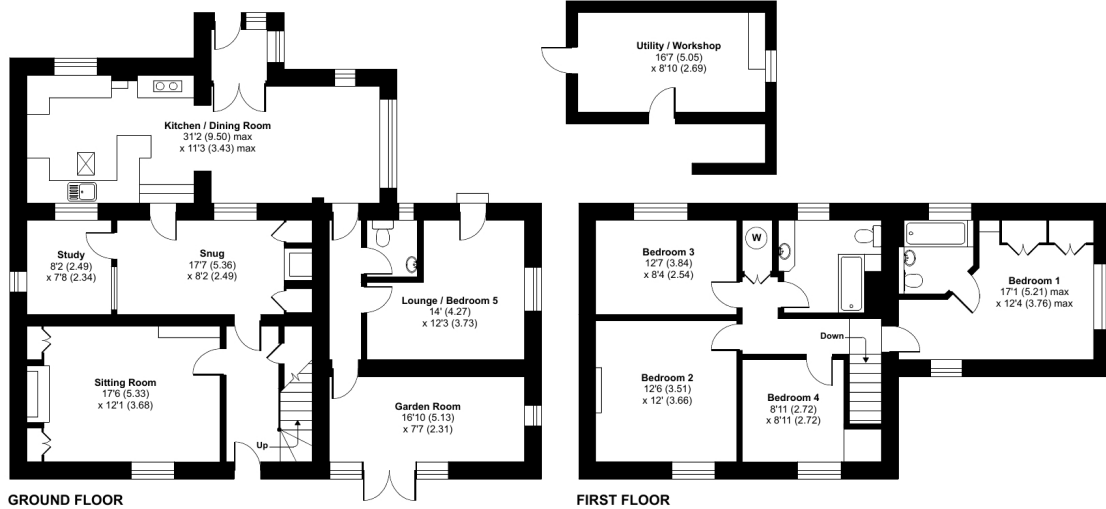
Description

Situated in an elevated position on the southern fringes of the village, Greenland Cottage enjoys stunning views over open countryside. Originally built c.1846 the cottage has undergone many improvements including a full kitchen upgrade. The versatile ground floor layout comprises a kitchen/diner, study, and four reception rooms which could be reconfigured to provide separate ancillary accommodation (subject to permissions). There are four first floor bedrooms, a shower room, and an ensuite bathroom. There is a gravel driveway and wrought iron gates that lead to an attractive "sunken" terrace. A larger, raised patio provides additional seating, overlooking the beautifully maintained and well stocked landscaped garden.

Peacocks Hill, Barton St. David, Somerton, TA11

Approximate Area = 2126 sq ft / 197.5 sq m
Outbuilding = 176 sq ft / 16.3 sq m
Total = 2302 sq ft / 213.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 988752



Features

- Idyllic village cottage with stunning views
- High specification, contemporary kitchen
- Versatile ground floor layout including FOUR RECEPTION ROOMS
- Ancillary potential, subject to minor reconfiguration and relevant permissions
- Cast iron wood burning stove
- Shower room, en-suite facilities & WC
- GAS CENTRAL HEATING (mains supplied)
- Detached stone built outbuilding
- Off road parking for multiple vehicles
- Freehold - Council Tax Band F

Local Information

- Council Tax Band F
- Tenure Freehold
- EPC Rating C

GLASTONBURY OFFICE

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