



Butleigh-Banbury Lane | BA6 8TN

FREEHOLD

£750,000

PROPERTY SUMMARY

3  1  2  G 

Nestled in the picturesque countryside of Butleigh, this three-bedroom detached cottage presents a unique opportunity for those seeking a rural retreat. Set in grounds of approximately of 4.4 acres, the property boasts stunning views of the Mendip Hills. The cottage requires complete refurbishment, allowing the new owner to tailor the space to their personal taste and style. The unique development possibilities, subject to the necessary consents, present an exciting opportunity for those looking to create something truly special.

Veranda

21'4 x 5'4 (6.50m x 1.63m)

French doors leading to an enclosed veranda connected with power and light. Door leading into the hallway.

Hallway

Stairs rising to first floor. Doors leading to dining room and living room.

Living Room

12'2" x 10'11" (3.71m x 3.35)

Open tiled fireplace. Window to front.

Dining Room

11'6 x 10'10 (3.51m x 3.30m)

Fireplace. Window to front. Door to kitchen. Door to inner hallway.

Inner Hallway

Window to side. Copper cylinder with immersion heater. Glazed door to bathroom.

Bathroom

Low level WC, wash hand basin and panelled bath.

Kitchen

12'11" x 12'0" (3.96 x 3.68)

Three windows. Sink, drainer and mixer tap over. Multi fuel stove. Walk in pantry with shelving. Door leading to veranda.

Store Room



1930's Detached Cottage

Requires Complete Refurbishment

Two Reception Rooms

Kitchen

Bathroom

Three Bedrooms

Views Of The Mendips

Village Location

Approx 4.4 Acres Of Paddock And Garden

No Onward Chain



INTERESTED IN THIS PROPERTY

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A FREE

MARKET APPRAISAL

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Bedroom One

Window to front.

Bedroom Two

Window to front.

Bedroom Three

Window to front.

Outside

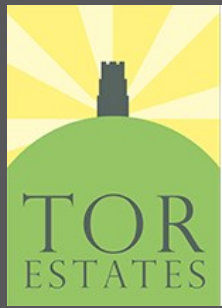
The front paddock is enclosed by wire fencing and has a gated entrance. To the rear of the property is a sweeping driveway with outbuildings, wood store and carport. There is also direct access into the main field which is level in total the land extends to approximately 4.4 acres.

Agents Note

Spring Gardens is being sold with an uplift clause on the land with an overage payment of 25% of any increase in value attributable to the gain of planning permission for any additional residential properties within a period of 25 years.

Disclaimer

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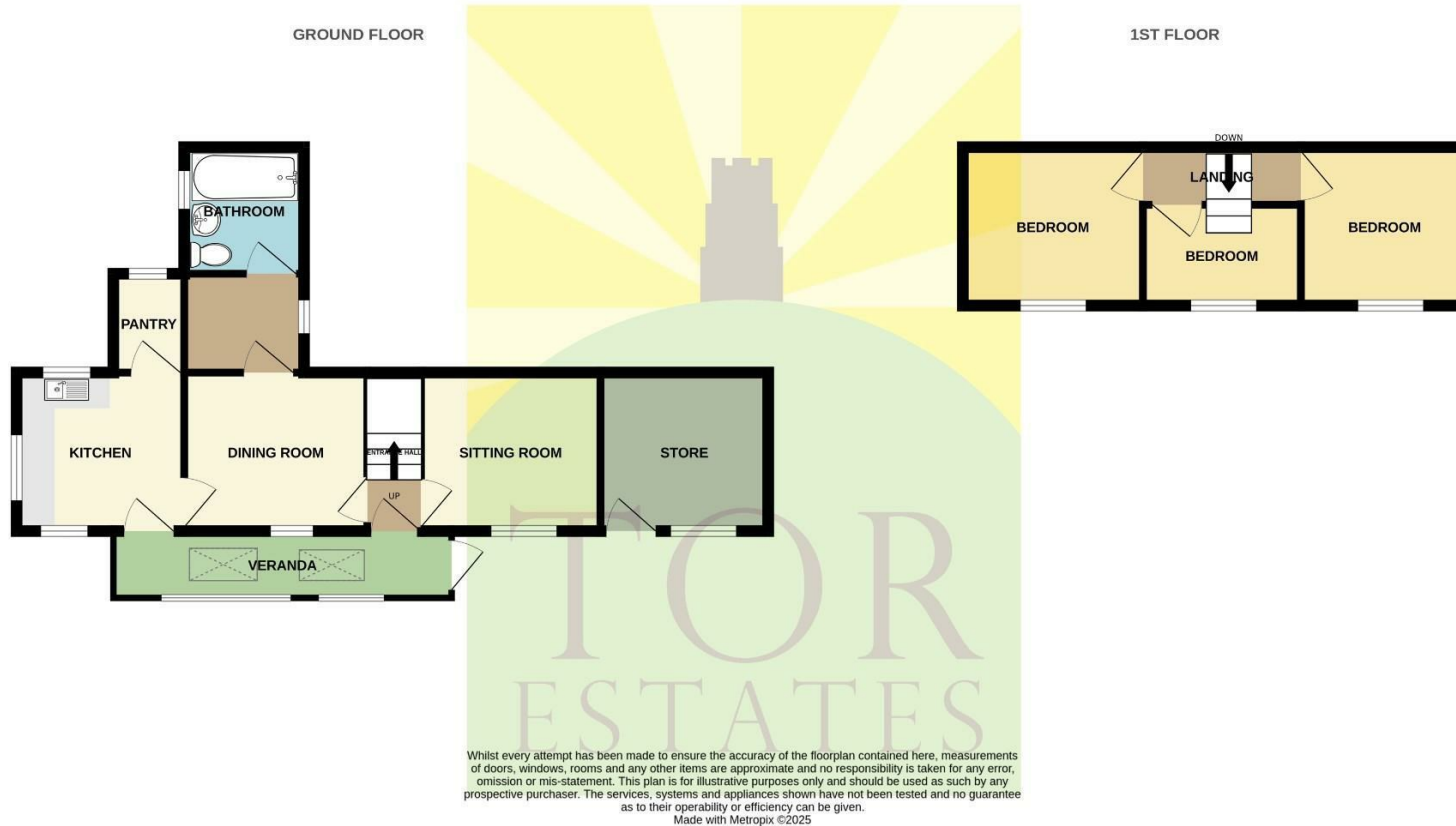
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

