

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Rose Cottage, Mill Road, Barton St. David, Somerton, Somerset, TA11 6DF







**Rose Cottage, Mill Road, Barton St David, Somerton, Somerset, TA11 6DF**

*Somerton 3 miles, Glastonbury 6 miles, Street 7 miles, Castle Cary 8 miles (Paddington 1.5 hours). Yeovil 12 miles (Waterloo 2.5 hours). Taunton/M5 (J25) 16 miles. A303 3.5 miles*

Nestled within this desirable and thriving village, this attractive, Lias stone, detached cottage provides four bedrooms, spacious and versatile accommodation with secluded gardens, double garage, and off-road parking. The property is situated in Barton St David, well away from busy main roads and within walking distance to the village pub and not far from a local shop.

**Accommodation**

Approaching from the front, a handy porch provides access to a well-proportioned living room featuring a charming stone fireplace and front facing windows that flood the space with natural light. Adjoining the living area, the dining room offers a lovely setting for entertaining, with an outlook over the rear garden and stairs leading to the first floor.

Leading off from the dining room is a well-appointed kitchen which has been refitted with a range of cream, shaker style wall, drawer, and base units, complemented by contrasting laminate worktops. Built-in electric oven with a four-ring gas hob and space for a dishwasher and under-counter fridge. A pantry provides additional storage, while a UPVC door leads to the side garden. A separate utility room provides a versatile and functional area with space and plumbing for laundry appliances and access to a WC, as well as access to both garden areas.

Upon the first floor, there are four bedrooms, including a spacious principal bedroom with a front-facing aspect. The second bedroom benefits from dual-aspect windows, giving it plenty of natural light, while the third bedroom features an adjoining shower room. A family bathroom with a three-piece suite including a panelled bath with overhead shower completes the upper floor.

**Outside**

The property enjoys a secluded gardens to both sides, laid mainly to lawn and complemented by mature shrubs, trees. The larger garden also provides a patio area, perfect for outdoor entertaining and dining, as well as wooden lean-to sunroom. To the front, a driveway offers off-road parking and a double garage with power and lighting that provides further storage or workshop potential.

**Other Points**

Freehold. Somerset Council -Council tax band E

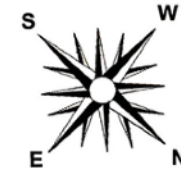
Mains water, drainage and electricity all connected. Gas central heating.

**About the area**

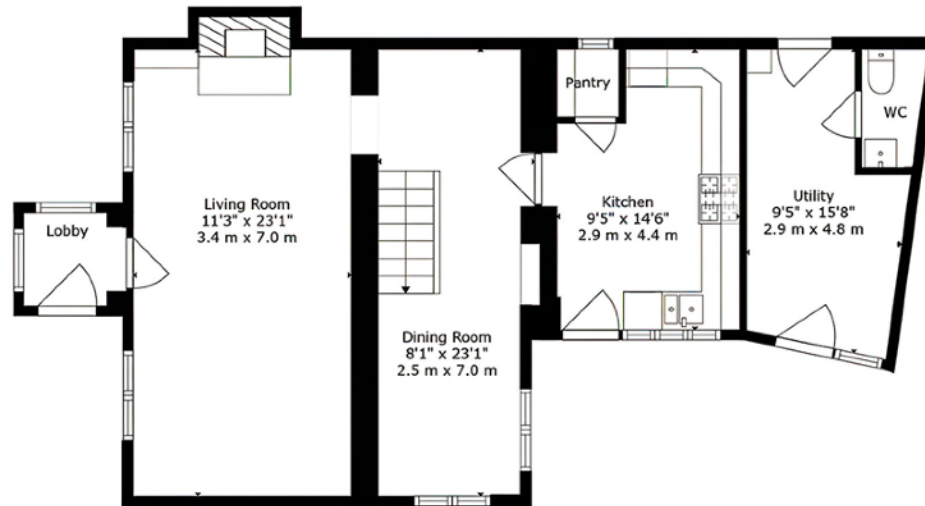
*Barton St. David is a small, popular village with a thriving pub called 'The Barton Inn' which runs themed daily food from Pizza to Greek-style kebab nights. In addition there is a local farm shop, village hall, playing field, and beauty & hairdressing salons. 'Barton' is a quiet, tucked away village close to the villages of Butleigh, Baltonsborough and Keinton Mandeville, which have a friendly communities and a wide range of amenities including churches, village shops, Post offices, café, pubs, several well-regarded primary schools and various sporting, clubs and associations. Nearby towns include Somerton, Street, Glastonbury and the City of Wells. The larger centres of Bath, Bristol and Taunton are also within commuting distance. Castle Cary is the nearest railway station with its direct line to Paddington and the A303 road link is a few miles south.*



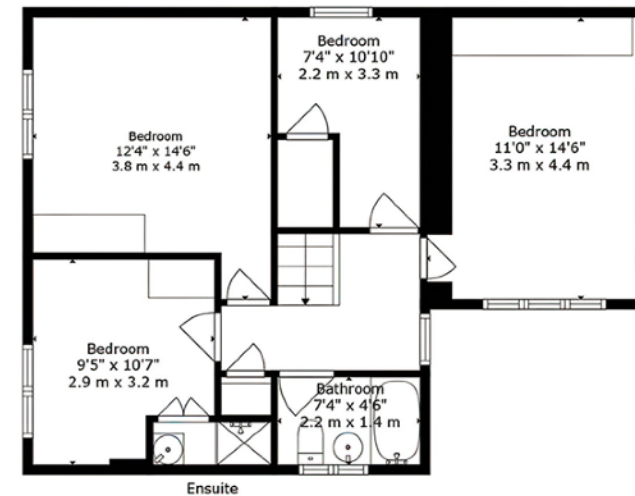
## Rose Cottage, Mill Lane, Barton St David, Somerset, TA11 6DF



Ground Floor



First Floor



### Approximate Gross Internal Area

Ground Floor: 808 sq ft / 75 sq m

First Floor: 626 sq ft / 58 sq m

Garage: 172 sq ft / 16 sq m

Total: 1606 sq ft / 149 sq m

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. 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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**VIEWINGS** - By appointment only & interested parties are advised to check availability and current situation prior to travelling to see any property.

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