

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



AddRes



Green Cottage, The Folly, Ditcheat, BA4 6QS

Believed to be dating back to 1743, Green Cottage is a delightful Grade II listed cottage full of retained character and charm, enjoying generous living accommodation including kitchen/breakfast room, cosy lounge and additional conservatory, three good size bedrooms and four piece fitted bathroom suite which is all well presented throughout.

The cottage has been gently modernised over the years and boasts many original features including flagstone flooring, exposed ceiling beams, front bay window and open fireplace with burner. The home is set in the heart of the village of Ditcheat within walking distance of the village primary school, popular village pub and restaurant placing us in an ideal tranquil position.

The front door opens into the entrance hall, which is a great space to store coats and boots, with flagstone flooring and stairs rising to the first floor, to the rear of the hall is an ideal study area.

The kitchen/dining and breakfast room is a lovely open space with a range of bespoke wooden base cabinets with a granite worktop, fitted Belfast sink, double fitted ovens at eye level, a feature bay window creating a recess for dining table and chairs a central preparation reservation island, and the room is completed with stone tiled flooring.

The sitting room is a delightful cosy room to sit with an inglenook feature fireplace with bressumer beam and a wood burning stove. To the side is a shelved alcove with a seat.

The study area is set under the stairs and has a good range of built in shelves.





Beyond this area is the splendid conservatory which gives great extra living with multi use option as an extra dining room or sitting room. It has underfloor heating and double doors opening into the garden whilst also benefiting from a south facing aspect.

First Floor

On the first floor are the landing, three bedrooms and the bathroom. One bedroom is a good size double with views onto the front and the other double room has a double aspect and a fitted wardrobe.

The bathroom has a white suite with roll top claw foot bath, shower cubicle, pedestal wash hand basin, WC, and airing cupboard with tiling to all splash prone areas.

About the outside

At the front of the property is a wall enclosed mature country cottage garden with lawns, flower and shrub beds sitting to the side of the access path behind the iron gate.

On the south and sunny side of the house is a very pleasant colour-filled and pretty garden. Immediately via the conservatory is a paved and gravelled terrace with space for al fresco dining and relaxation. Beyond is a lawn, mature trees and shrubs and a door to access the side lane.





About the area

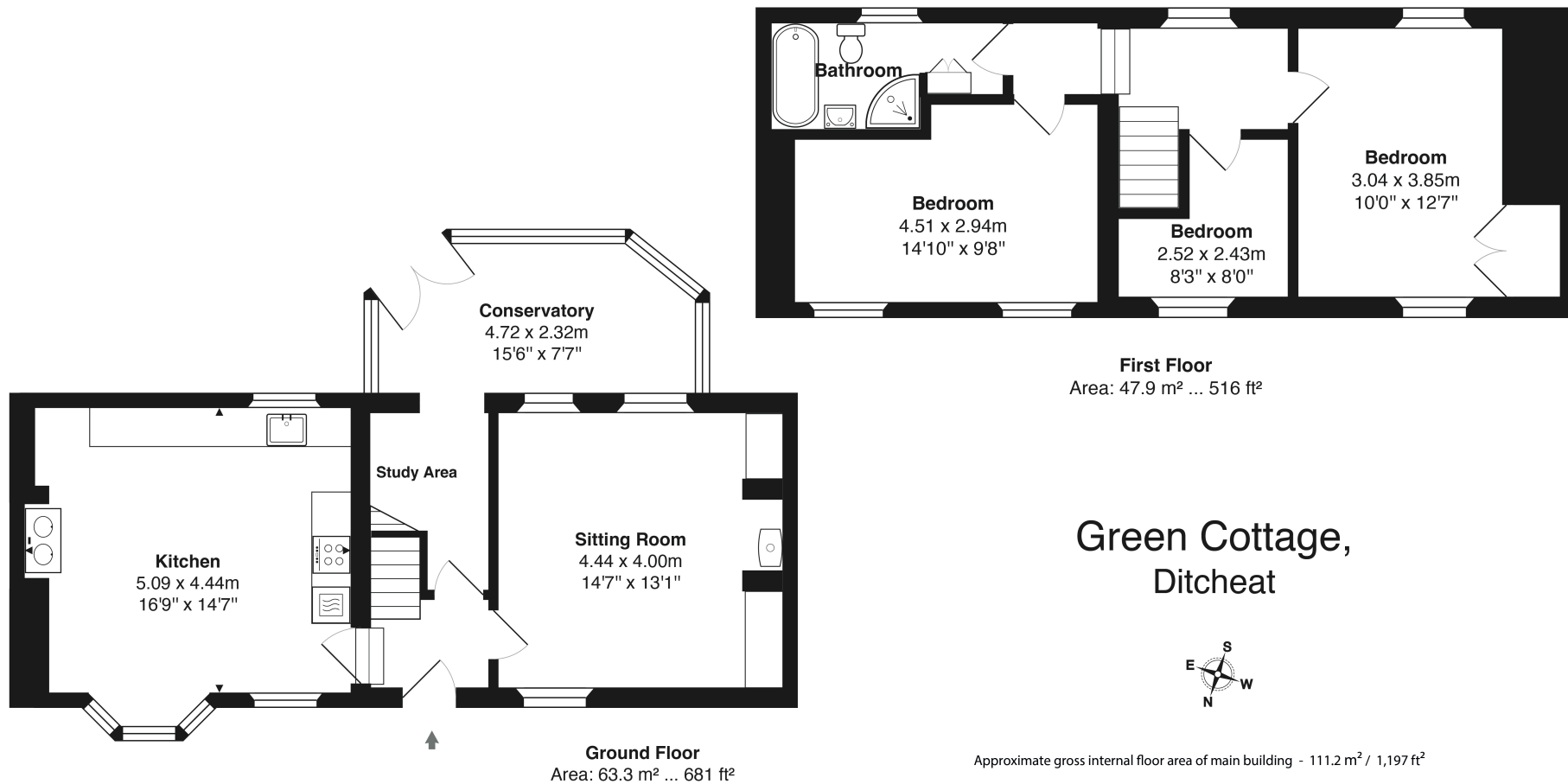
Ditcheat is a very popular and ancient village (mentioned in the Domesday Book as belonging to Glastonbury Abbey) 10 miles south of Wells and 3 miles north of Castle Cary with its main line service to London. These and the other nearby towns of Glastonbury, Shepton Mallet and Street all offer ample facilities. The village has a primary school, church, a very good pub and restaurant and Paul Nicholls racing stables being the home of Kauto Star and Denman. There are good state and independent schools in the area including Ditcheat and other primary schools, Crispins, St. Dunstons, Millfield, All Hallows, Wells Blue School, Strode College and the Bruton and Sherborne schools.

Agents Notice

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.





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