

**LAUREL COTTAGE  
PILTON**



## LAUREL COTTAGE, SHOP LANE, PILTON, SOMERSET, BA4 4BE

Guide Price £370,000

Wells 5 miles • Bath 20 miles • Bristol 22 miles • Shepton Mallet 3 miles • Castle Cary Station 9 miles

**A charming period three bedroom semi-detached cottage located in the popular village of Pilton  
Situated in a quiet lane with views overlooking the village church**



- Entrance Hall
- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Utility/Workshop
- Cloakroom
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Private Garden
- Garage
- Ample Parking

### Description

Laurel Cottage is a charming Grade II listed period cottage situated in a peaceful lane within the village of Pilton. The property enjoys lovely views of the village church and village beyond. This attractive cottage retains many original character features throughout such as flagstone flooring and feature fire place, original doors and attractive mullion windows. The accommodation flows extremely well with well proportioned lovely light rooms. The property has great potential to extend subject to planning permission.

There are three bedrooms and a family bathroom on the first floor. This floor enjoys particularly good views of the church.

The generous gardens are mainly to the side and rear of the cottage with a true cottage style garden to the front which is enclosed by a mature laurel hedge. Also, outside there is a driveway, garage and workshop. The property offers an opportunity for development and renovation with potential to extend subject to planning.

**A charming cottage  
situated in the centre of the  
popular village of Pilton**





## GENERAL PROPERTY INFORMATION

### TENURE

The property is of freehold tenure with vacant possession upon completion.

### OUTGOINGS

Council Tax Band - D

### SERVICES

Mains water, mains drainage and electricity. Storage heating.

### FIXTURES AND FITTINGS

All those items usually regarded as retained to the Vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation.

### PUBLIC AUTHORITIES

Mendip District Council - 0300 303 8588

### POSTCODE

BA4 4BE

### VIEWING

Strictly by appointment with the Vendor's Agent, Killens  
Telephone 01749 671172

### ENERGY PERFORMANCE CERTIFICATE

Not applicable

### DIRECTIONS

From Shepton Mallet, head along the A361 into the village of Pilton. Turn left opposite the local public house 'The Crown' into Shop Lane and drop down the hill. Laurel Cottage can be found opposite the village church.

## Situation

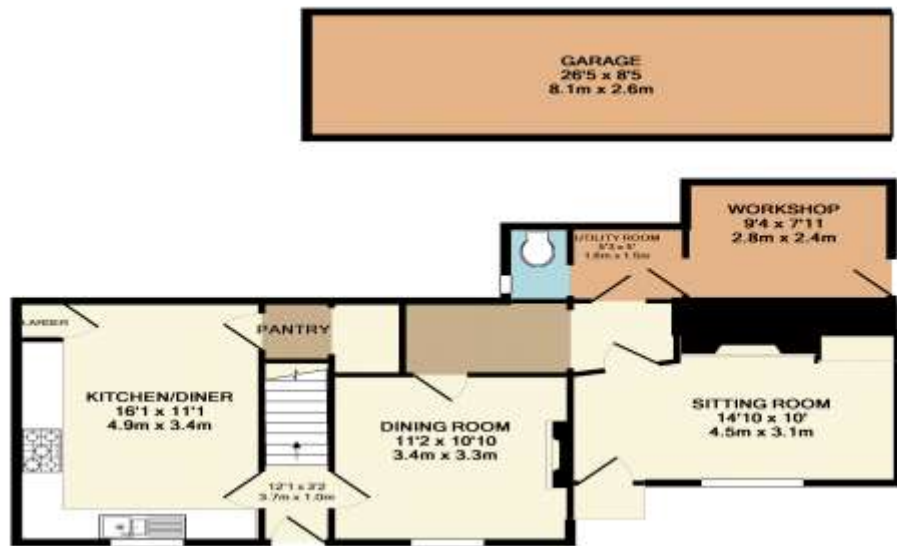
Pilton is a pretty, sought after Somerset village in beautiful countryside between Wells, Glastonbury and Shepton Mallet. The village has a strong community that hosts several annual events and has a good selection of societies and clubs. It has a post office, public house, village hall, tennis courts, playground, football pitch and pavilion. The village is also home to the world famous Glastonbury Festival.

The major towns of the area being Bristol, Bath, Taunton and Yeovil are all within commuting distance with excellent road networks to London and the South. Castle Cary is the nearest train station with fast links to London. The nearby city of Wells is the smallest city in England and nestles close to the Mendip Hills, an area of Outstanding Natural Beauty.

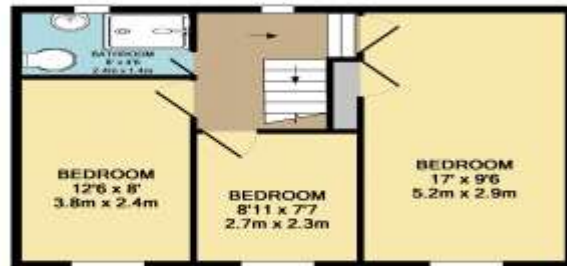
Wells has excellent local markets twice a week and many medieval buildings including the Cathedral and moated Bishops Palace. Also nearby is the town of Glastonbury which is well known for its Tor. Shepton Mallet is another historic town which is now rapidly growing. All three offer a wide range of facilities, societies and activities. There are excellent state and private schools within the area most of which provide transport.

The area is also well known for its variety of sporting and leisure facilities including walking and cycling. There are leisure centres at Shepton Mallet, Wells and Glastonbury and golf courses at Farrington Gurney and Wells. Sailing at Chew Valley Lake and fishing at both Chew Valley and Blagdon Lakes. Horse Racing at Bath and Wincanton.





GROUND FLOOR  
APPROX. FLOOR  
AREA 907 SQ. FT.  
(84.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 426 SQ. FT.  
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1334 SQ. FT. (123.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of all doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix EQD18



V1 - 14/11/2016

Killens and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Killens have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

5 South Parade, Chew Magna, Bristol, BS40 8SH  
Telephone: 01275 333993  
Email: [chewmagna@killens.org.uk](mailto:chewmagna@killens.org.uk)

The Cake House, Upper Lodge Farm, Ston Easton, BA3 4DH  
Telephone: 01761 241127  
Email: [office@killens.org.uk](mailto:office@killens.org.uk)

10 Sadler Street, Wells, Somerset, BA5 2SE  
Telephone: 01749 671172  
Email: [wells@killens.org.uk](mailto:wells@killens.org.uk)



[www.killens.org.uk](http://www.killens.org.uk)

