

holland&odam

Old Post Office | Burtle Road | Burtle | Somerset | TA7 8ND







£525,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk

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Energy Rating D

Council Tax Band - E

Services
Mains electricity and water are connected. Private Drainage. Oil fired central heating system. 15 solar panels (owned) providing 6.15kWp peak power & EV Charger Present.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

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Directions

From Street, head west along the A39, passing through Walton and continuing into Ashcott. After a further mile, turn right signposted towards Edington and follow the road downhill. At the next crossroads, by the post box, head straight over and continue for approximately three miles towards Burtle. On reaching the village, passing The Duck, turn right at the junction with the church to your left, passing the village hall on your right and continuing onto Burtle Road where the property will be identified on the left hand side.

Description

Occupying a wonderfully private position in the heart of the village, The Old Post Office is a substantial and individual four bedroom detached home offering particularly generous accommodation, extensive parking, a superb detached triple bay garage and beautifully established gardens. Extending to approximately 2,338 sq ft within the main house, with a further 659 sq ft of garaging and stores, the property provides almost 3,000 sq ft in total and offers an impressive combination of space, privacy and versatility. A large farmhouse style kitchen forms the heart of the home, complemented by an exceptional sitting room, study and useful ancillary accommodation, whilst four genuinely generous bedrooms occupy the first floor. Outside, the mature and remarkably secluded gardens provide extensive lawns, established planting, fruit trees, vegetable growing areas and a substantial sun terrace, whilst the detached garage presents exciting potential for alternative uses, subject to any necessary consents.

Approached from within the heart of the village, the property immediately reveals considerably more space and privacy than its position might first suggest. A tarmac driveway opens into an extensive parking and turning area, providing ample room for numerous vehicles and leading onwards to the substantial detached triple garage.

Location

Burtle is a small and characterful Somerset village occupying a wonderfully rural position on the Somerset Levels, surrounded by an open landscape of traditional pasture, drainage rhynes and wetlands. The village forms part of the wider Avalon Marshes landscape, an area particularly well known for its wildlife, walking and distinctive countryside.

Despite its peaceful setting, Burtle has an active village community, with the village hall providing a focal point for a variety of regular groups, activities and events. The village also has its own church and highly regarded Gastropub (The Duck), whilst nearby Catcott provides a well-regarded primary school and further everyday amenities.











A substantial expanse of lawn extends away from the house, interspersed with mature trees and established planting, whilst fruit-bearing trees, a vegetable growing area and greenhouse will particularly appeal to those wanting to make productive use of the garden. A generous paved terrace immediately adjoining the rear of the house provides an excellent area for outside dining, entertaining and relaxing, positioned to take advantage of the sunshine throughout the day.

The driveway itself provides an exceptional amount of off-road parking and turning space before reaching the detached double garage. Extending to approximately 659 sq ft in total, the building incorporates a substantial triple garage together with two separate store areas. Beyond its obvious appeal for secure parking, workshop or storage purposes, its scale gives it considerable versatility and potential for use as a substantial hobby space, home office or potentially ancillary accommodation, all subject to the necessary planning permission and consents.

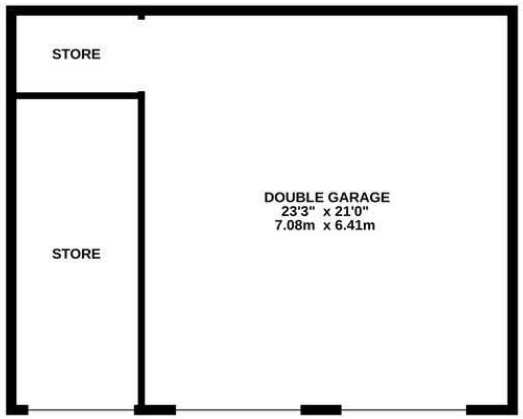
- Substantial and individual four bedroom detached village home providing approximately 2,338 sq ft of particularly spacious and versatile living accommodation.
- Almost 3,000 sq ft overall including an impressive detached 659 sq ft triple garage and stores, providing exceptional additional space and exciting future potential.
- Superb farmhouse style kitchen with solid timber cabinetry, breakfast peninsula, Belfast sink and traditional AGA, opening through to the breakfast room and garden.
- Exceptional 29'3" sitting and dining room with bay window and double-sided wood-burning stove, complemented by a separate and generously proportioned home study.
- Four genuinely generous first-floor bedrooms, including a superb 20'11" principal bedroom with built-in storage, dressing area and private en-suite bathroom.
- Wonderfully private and established gardens with extensive lawns, mature and fruit-bearing trees, vegetable growing areas, greenhouse and a generous sunny terrace.
- Extensive tarmac driveway providing an exceptional amount of private parking and turning space before continuing to the detached double garage and stores.
- Rare combination of village convenience, substantial accommodation, secluded gardens and versatile outbuildings, with the garage offering further potential subject to consent.



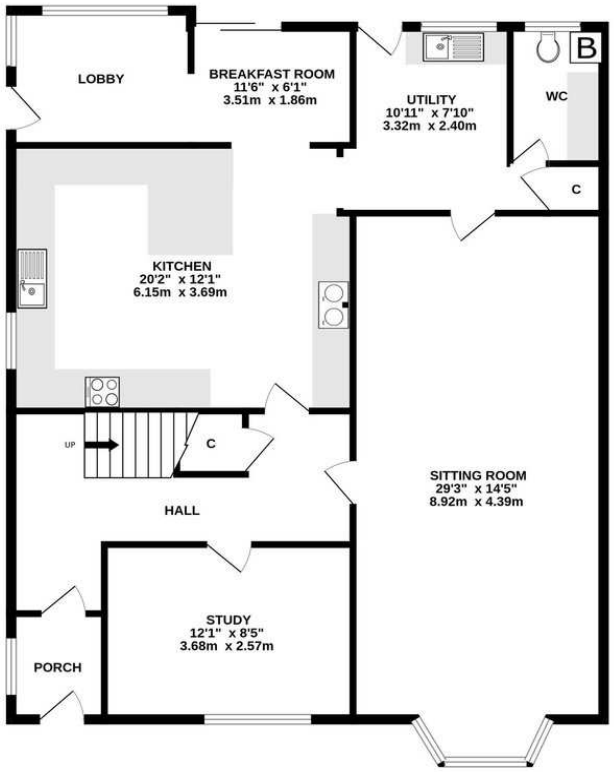




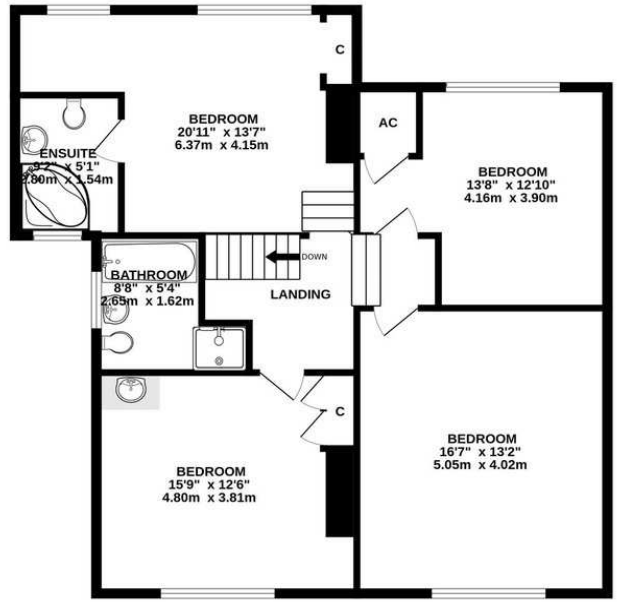
GARAGES
659 sq.ft. (61.2 sq.m.) approx.



GROUND FLOOR
1375 sq.ft. (127.7 sq.m.) approx.



1ST FLOOR
963 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 2997 sq.ft. (278.4 sq.m.) approx.

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