Marshalls Elm

Street, BA16 0TY

COOPER AND TANNER







Asking Price Of £375,000 Freehold

A superb and increasingly rare opportunity to renovate/adapt a detached house to suit your needs and create a unique and substantial family home, set within a generous c0.34 acre plot on the edge of Street. Located near the sought after Overleigh conservation area and Millfield School, no onward chain.

Marshalls Elm Street BA16 0TY

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DESCRIPTION
Set on the edge of town within a generous 0.34-acre plot, this detached three double-bedroom property offers a rare opportunity for those seeking a complete renovation project with scope to create a truly stunning, forever family home. The property currently comprises: a naturally bright dual aspect sitting room with sliding doors opening to the gardens and an open fireplace; a sociable open-plan kitchen/diner with a basic range of fitted cabinetry, worktops, a drainer sink and larder; a separate utility room with enclosed cloakroom; three good size double bedrooms with lovely countryside views and a family bathroom with a white three piece suite including shower over bath.

While the house requires full refurbishment, its well-proportioned rooms, large windows and versatile layout provide an excellent foundation for modernisation. The expansive plot offers ample space for extending (subject to planning), landscaping, or even adding outdoor features such as a garden studio, and will appeal to buyers seeking privacy and ample space for outdoor recreation, pets or entertaining guests.

Positioned on the outskirts of town, the location combines semi-rural surroundings with convenient access to local amenities, schools and transport links—ideal for family living.

This is a fantastic chance to adapt, design and create your forever home, tailored to your style and needs. With imagination and investment, this property could become a substantial residence in a sought-after setting.

SERVICES
Mains electric and water are connected, along with private drainage. Currently banded C for council tax within Somerset Council (formerly Mendip). Ofcom's service checker states that good outdoor and variable internal mobile coverage is likely with three major providers, whilst Superfast fibre broadband is available in the area.

LOCATION
Set in an excellent position off Slugg Hill, which leads off Somerton Road on the outskirts of Street, Somerset. Within close proximity to Millfield School campus and bordered by farm land and tree planting, as well as the pretty Overleigh conservation area. Brookside Academy, Crispin School and Strode College are all also within easy reach. Shoppers can enjoy the variety offered by the busy High Street as well as the widely-known Clarks Village Outlet Centre. There are several supermarkets and homewares stores also within a short drive, in both Street and Glastonbury. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The village has a variety of pubs and restaurants to cater for most tastes and a huge variety of countryside walks to explore within a few miles.

What3Words location ///bolsters.lentil.returns

AGENT'S NOTES
- Shared access will be taken via right of way leading off Slugg Hill with an obligation upon all three future associated property owners for shared maintenance.

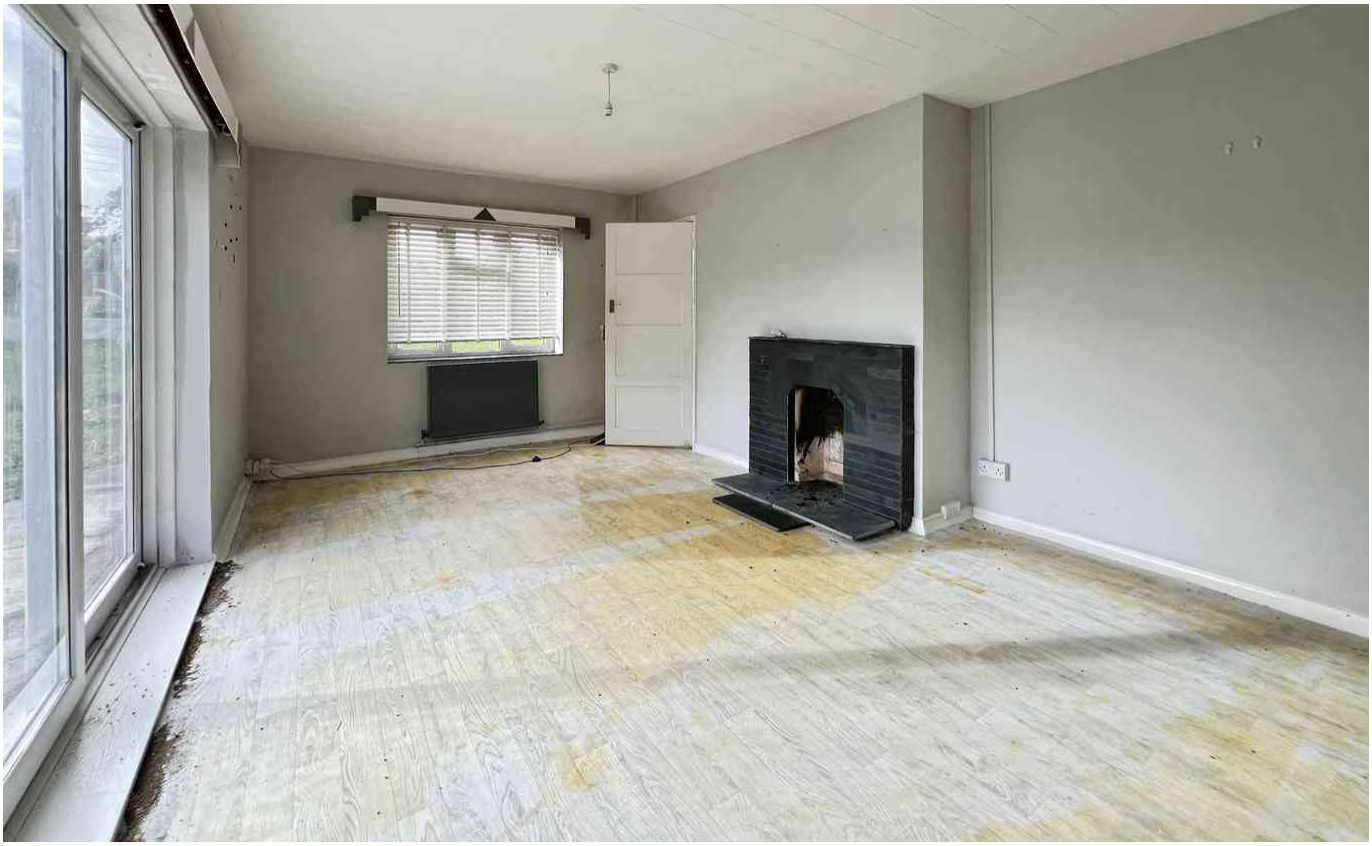
- A restrictive covenant will prevent the ridge height being higher than current and prevent the footprint moving further north east from approved existing plans that also allow the demolition and building of a new dwelling: 2023/1947/FUL . There will be no restrictions on other directions or design

Please contact the selling agents for additional information regarding the above.

VIEWING ARRANGEMENTS
Strictly by prior appointment only, and accompanied by a member of Cooper and Tanner's team.

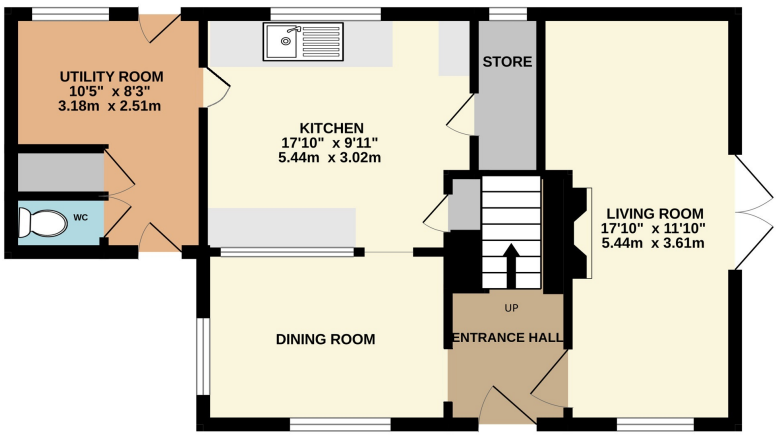




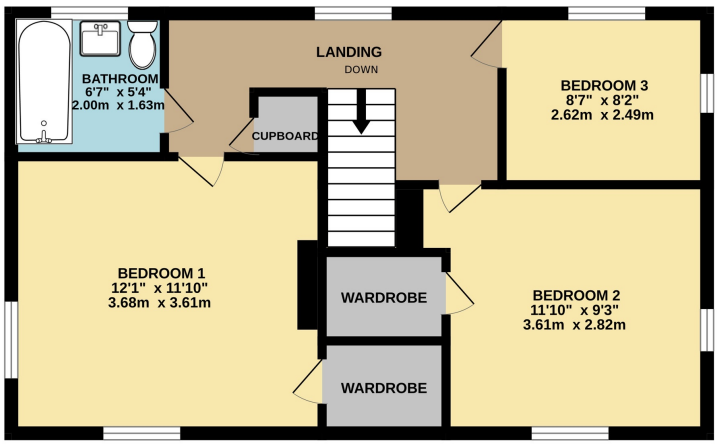




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
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COOPER AND TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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