



Spring Gardens

Spring Gardens

Butleigh, Somerset, BA6 8TN

Street 3 ½ miles. A303 and Glastonbury 5 miles. Wells 11 miles. Yeovil 12 miles

A fine opportunity to purchase and redevelop STP this detached country property located in a quiet edge of village location and set within grounds of approximately 4.4 acres. EPC Band G

- Three Bedroom Detached House and Outbuildings
- Gardens and Front Paddock
- Adjoining 3.1 acres field
- Edge of Village Location
- Needs Complete Refurbishment/Redevelopment (subject to planning)
- Total Grounds of approx. 4.4 acres.

Offers In Excess Of £850,000

SITUATION

Spring Gardens occupies a wonderful rural, yet accessible location, situated on the edge of this sought after village. It is surrounded by delightful countryside with many footpaths offering fine country walks. The popular village has a thriving shop and post office, along with a pub, primary school and nursery. Butleigh is well positioned for Millfield Prep and Senior School just a short drive away. Also Crispin secondary School in Street is close by, as is Strode College, along with Wells Cathedral School; The Blue School in Wells to the North; Hazelgrove and Sherborne Boys/Girls Schools to the South.

For shopping Clarke's Village in Street offers a wealth of retail opportunities, as well as an indoor and outdoor swimming pool. For a greater selection of facilities Wells is within 11 miles and Yeovil 12 miles to the South, both offering an excellent range of shopping, recreational and scholastic facilities. Commuter links are accessible and the A303 is within 5 miles of the property and Castle Cary train station is just a 15 minute drive providing direct access to London Paddington in under 2 hours.



DESCRIPTION

Spring Gardens is centred on a three bedroom detached house constructed of mainly Blue Lias stone with part rendered exterior elevations, together with brick quoins and contained beneath a tiled roof with a further range of galvanised iron outbuildings attached to the rear of the house. Although the property is in need of complete refurbishment, it offers the purchaser the opportunity to redevelop the property to their own specifications, subject to the necessary planning consents. The property faces due West out onto its gardens, which also lie to the North, along with a small front paddock of 0.8 acres with road access. The main field of 3.1 acres lies to the rear of the property. In total the entire grounds extend to approximately 1.3 acres.

ACCOMMODATION

Pair of glazed French doors lead to an enclosed veranda connected with power, light and quarry tiled flooring. The front doors lead into the hallway with stairs rising to the first floor and doors to the dining and sitting room. The sitting room has an open, tiled fireplace and a window to the front aspect. The dining room has a fireplace, again with window to front, door to kitchen and further door to the inner hall, with window to side. Factory lagged copper cylinder with immersion heater and glazed door to the bathroom; comprising bath, pedestal wash hand basin and low level WC. The kitchen enjoys views from three aspects and comprises single drainer stainless steel sink unit with mixer taps over, Clarke multi-fuel stove, trap access to roof void, walk-in pantry with shelving and light and glazed door to the entrance veranda. On the first floor can be found three bedrooms all with windows overlooking the front garden.

OUTSIDE

To the front of the property is a pedestrian gate off Banbury Lane, leading to the gardens which are laid mainly lawn and lie to the front and side of the house, along with a useful aluminium framed greenhouse. The front paddock known as Butleigh Triangle, is protected by post and wire fencing and is partly hedged together with a gated entrance on the lane. To the rear of the property is a sweeping driveway to the rear of the house where there is a useful range of galvanised iron outbuildings incorporating carport, adjoining shed, wood store and storage area. There is also direct access into the main field which is level and is naturally hedged and tree lined, together with a further gateway onto the land. This field extends to approximately 3.1 acres. In total the land extends to approximately 4.4 acres

SERVICES

Mains water and electricity are connected. Private drainage.

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags Yeovil Office, telephone 01935 475000

AGENTS NOTE

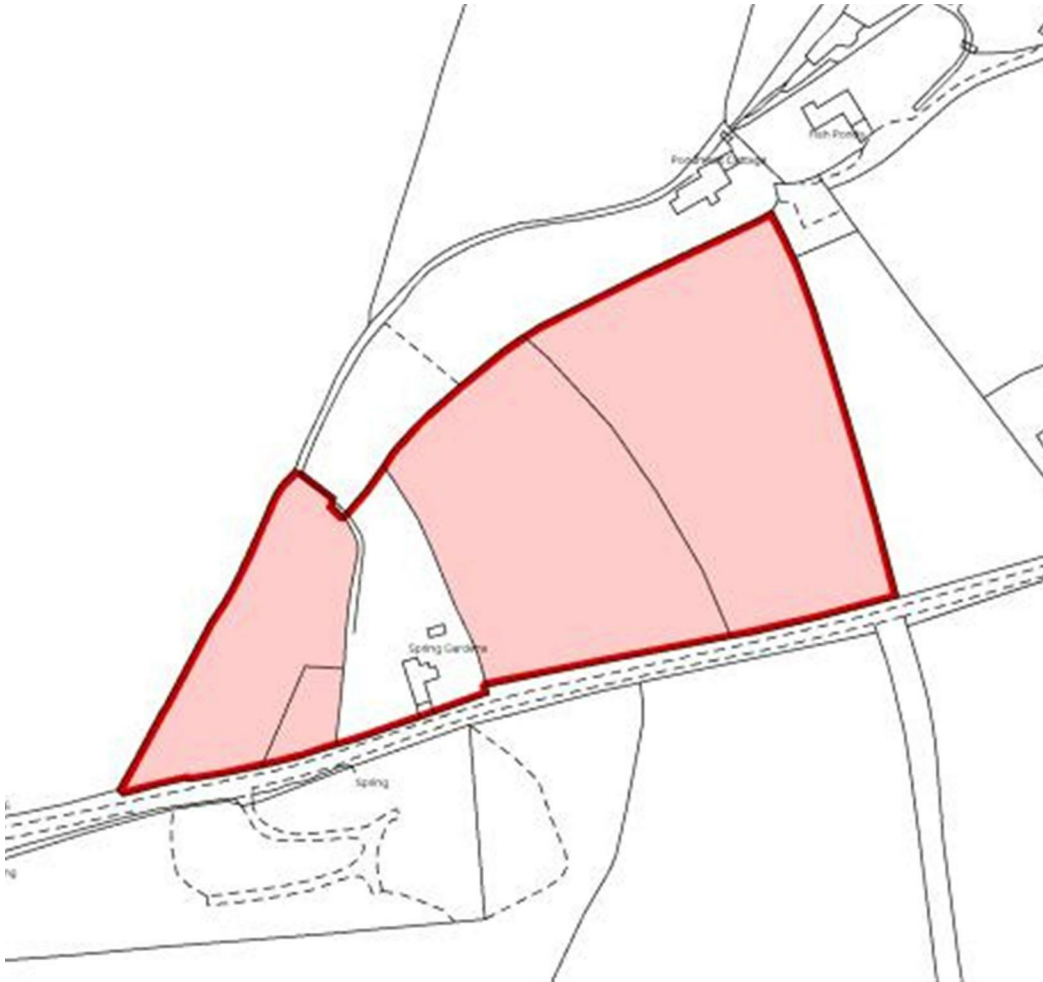
Spring Gardens is being sold with an uplift clause on the land with an overage payment of 50% of any increase in value attributable to the gain of planning permission for any additional residential properties within a period of 25 years.

DIRECTIONS

From Podimore roundabout on the A303 take the Ilchester Road towards Langport and after 1/3 of a mile turn right towards Lytes Cary and Charlton Mackerell. At the mini roundabout in the village continue straight ahead and after approximately 1 ½ miles at the staggered crossroads turn right then immediately left signposted Glastonbury and Street. Continue along here for approximately ½ mile taking the 2nd turning right signposted Butleigh. Continue past Kingweston Complex (Millfield) and after a short distance by the War Memorial turn right in Banbury Lane. Spring Gardens will be found after approximately 1/4 mile of the left hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1310 sq ft / 121.7 sq m
For identification only - Not to scale

Ground Floor

- Veranda: 6.50 x 1.63m (21'4" x 5'4")
- Kitchen: 3.96 x 3.68m (13' x 12'1")
- Dining Room: 3.51 x 3.30m (11'6" x 10'10")
- Sitting Room: 3.71 x 3.35m (12'2" x 11')
- Store: 3.78 x 3.66m (12'6" x 12')

First Floor

- Bedroom 1: 3.30 x 3.35m (10'10" x 10')
- Bedroom 2: 3.30 x 2.74m (10'10" x 9')
- Bedroom 3: 2.54 x 2.6m (8'4" x 8'9")
- Pantry: 2.24 x 1.37m (7'4" x 4'6")

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)	7	80

EU Directive 2002/91/EC

England & Wales

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Stags. REF: 839803



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