



# Fairfield Cottage, Binegar, Somerset

A fascinating one bedroom detached cottage, in need of modernisation, with scope to extend and improve (subject to planning permission). Private and secluded, the property is situated in a semi-rural location and is accessed via an adjoining field.

## Ground Floor

- ◆ Sitting Room
- ◆ Kitchen / Shower Room / Sauna

## Cloakroom

## First Floor

### Bedroom

## Outside

- ◆ Adjoining Barn
- ◆ Garden Room
- ◆ Walled Gardens

**Guide Price: £195,000**







## Description

Sure to appeal to those looking for a country retreat, this one bedroom detached cottage offers privacy and seclusion, with panoramic views of surrounding countryside.

Fairfield Cottage comes to the market for the first time in over 60 years and offers an excellent opportunity for those looking to buy a country cottage, in a peaceful location.

The property requires full modernisation throughout, though offers significant potential, with scope to extend and improve, subject to obtaining the necessary consent.

The cottage does not currently have a fitted kitchen or a separate bathroom and with limited space available, prospective purchasers may wish to consider the space offered by the adjoining barn, which has potential for conversion. This would of course be subject to planning permission being granted.

The property has mains water and mains electricity, though there is no septic tank or mains drainage and so a modern waste management system will need to be installed. The property does also benefit from Solar panels, which we believe were installed circa. 2011.

Access to Fairfield Cottage is via the Holy Trinity Church car park and then through an adjoining field. We have been advised by the Vendors that there is a vehicular right of way through the field, though any prospective purchasers should be aware that the cottage does not currently have off road parking.

The property has walled gardens of around 0.15 acres.

Fairfield Cottage is for sale by Online Auction. Viewings are strictly by appointment and prospective purchasers can make a bid by using the following web link...

<https://www.killens.org.uk/auctions/online-property-auctions>

## Situation

The property is located in the quiet village of Binegar which has an ancient church and a public house. There is an excellent Village Shop and Post Office in the neighbouring village of Gurney Slade.

The nearby City of Wells is the smallest city in England and offers a range of shopping facilities including a high proportion of independent shops and boutiques, banks, restaurants, public houses, cinema and churches. The stunning market square holds a farmer's market on Wednesday and Saturday.

Binegar is well situated for access to Bristol (17 miles) and Bath (16 miles) with excellent access to the M4/M5, mainline railway stations, and the A303 dual carriageway.

## Schools

With a primary school in the village there is also a good choice of secondary schools in the local area. The Blue School in Wells and Whitstone School in Shepton Mallet are close by, as well as a number of independent schools including All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School in Street.

## Directions

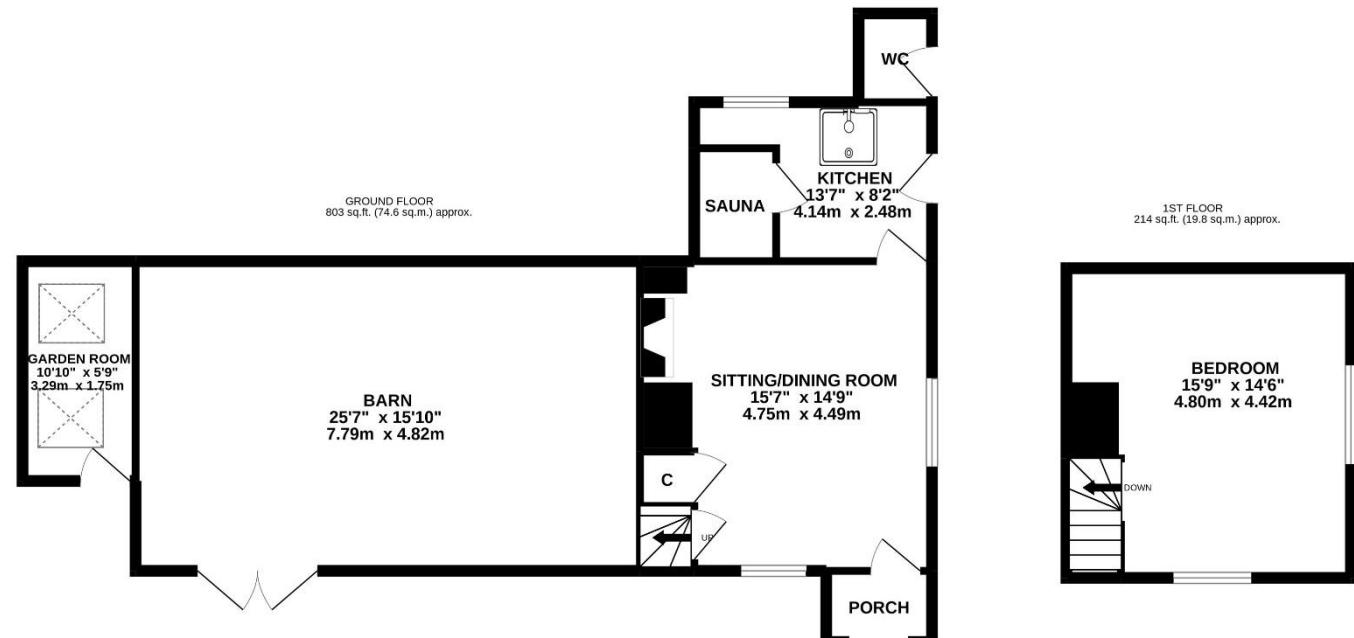
Leaving Wells on the B3139 Bath Road, pass Horrington Primary School and continue for around two miles until you reach the turning for Binegar, on the right hand side. Take this turning, into Whitnell Lane and follow this road along. At the crossroads, drive straight over into Station Road follow the road until you reach the Church, on the left hand side. Access to Fairfield Cottage is via the Church Car Park.

## General Information

- ◆ Tenure - Freehold
- ◆ Services - Mains water, mains electricity
- ◆ Local Authority - Mendip District Council Telephone 0300 303 8588.
- ◆ Council Tax Band - A
- ◆ Postcode – BA3 4UG
- ◆ Energy Performance Rating - E.
- ◆ Viewings - Strictly by appointment with the Vendors agent Killens 01749 671172
- ◆ Fixtures and fittings - All those items usually regarded as retained to the vendors are specifically reserved out of the sale.

## Method of Sale

Available for sale by Online Auction. Please see our website for further details.



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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