




GIBBINS RICHARDS 

**The Pink Cottage and Associated Properties, Butts Way, Milverton,  
Taunton TA4 1LY**

**Guide Price £550,000**

**GIBBINS RICHARDS**   
Making home moves happen



A unique collection of two cottages, three garages and an orchard (with plans drawn for a detached two bedroomed bungalow) located in the ever popular village of Milverton, to the west of Taunton and north of Wellington. The property is being sold as a whole and offers possibilities for a buyer to refurbish the existing cottages and develop the orchard.

The properties are made up of; The Pink Cottage, an attached end terrace two bedroomed cottage to the front of the area, No 4 Butts Way which is a one bedroomed cottage located behind The Pink Cottage with associated garden, a terrace of three garages, each with parking in front and a good sized orchard.

The orchard has a planning application for a detached two bedroomed bungalow. This would make an ideal new build project (subject to planning permission) and the likes of which, are seldom available in and around Milverton.

The Pink Cottage - Tenure: Freehold / Energy Rating: E / Council Tax Band: B  
Butts Way Cottage - Tenure: Freehold / Energy Rating: D / Council Tax Band: A

The Pink Cottage; with an entrance door leading into the sitting room, a ground floor bathroom and a good size kitchen/breakfast room. Upstairs there are two double bedrooms and access through to a space which is currently used as a dressing area, but could be another bedroom or a work from home space.

No 4 Butts Way, (behind The Pink Cottage), is a one bedroom cottage attached to the back with an entrance door straight into the open plan ground floor, which features a large sitting/dining area and a kitchen off, stairs to the first floor lead to a bedroom and a separate bathroom.

Both properties are in reasonable condition but could do with some additional TLC to bring them up to speed. In addition there are three garages, each with a space in front to park and a driveway area leading to the orchard. The orchard currently has plans drawn up for a be-spoke two bedroomed detached single storey dwelling, which is mid way through the planning process (planning permission not yet granted).

This is a fantastic opportunity on the edge of Milverton which is seldom available and is certainly a great opportunity for a self builder to perhaps live in the cottages whilst the new build took shape. The garages are also an excellent investment, parking being at a premium in Milverton and could be used as parking for these properties or sold off at a future date to new owners or let.







## THE PINK COTTAGE

Sitting Room	18' 0" x 8' 10" widening to 13' 3" (5.48m x 2.69m)
Bathroom	7' 8" x 5' 6" (2.34m x 1.68m)
Kitchen	10' 0" x 9' 5" (3.05m x 2.87m)
First Floor	
Bedroom 1	10' 6" x 9' 0" (3.20m x 2.74m)
Bedroom 2	9' 6" x 9' 1" (2.89m x 2.77m)
Dressing Room	8' 11" x 5' 9" (2.72m x 1.75m)

## 4 BUTTS WAY

Open Plan Sitting Room/ Kitchen	17' 1" x 11' 2" (5.20m x 3.40m)
First Floor	
Bedroom	11' 3" x 9' 8" (3.43m x 2.94m)
Bathroom	8' 2" x 7' 10" (2.49m x 2.39m)

## GARAGES

Each garage is a single garage with a metal up and over door to the front and a parking space in front of that.

## THE ORCHARD

The orchard currently has plans drawn up for a be-spoke two bedroomed detached single storey dwelling, which is mid way through the planning process (planning permission not yet granted).







**The Pink Cottage**

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR  
263 sq.ft. (24.5 sq.m.) approx.



**Butts Way Cottage**



TOTAL FLOOR AREA - 419 sq.ft. (38.9 sq.m.) approx.

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 is given as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA - 629 sq.ft. (58.4 sq.m.) approx.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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