





**Towers
Wills**

Town & Country

**2 Little Marston Cottages, Portway Farm Road, Marston Magna, Somerset, £475,000
BA22 8BJ**

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Towers Wills are pleased to offer this beautifully presented and extended three-bedroom cottage, blending character charm with modern living. Enjoying stunning countryside views to the front and rear, the property features a superb 10-metre kitchen/dining room, separate living room with wood burner, utility room, cloakroom, principal bedroom with en-suite, Juliet balcony and stunning views, enclosed garden, driveway and garage/workshop. Viewing is highly recommended.

***Extended Cottage**

***Superb Kitchen/Diner**

***Countryside Views**

***Three Bedrooms**

***Master Bedroom with En-suite & Juliet Balcony**

***Enclosed Rear Garden**

***Driveway Parking & Garage/Workshop**

***Early Viewing Highly Recommended**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Accommodation:

A Perfect Blend of Character and Contemporary Living

This beautifully extended character cottage offers the best of both worlds, seamlessly combining the charm and character of the original home with the space and practicality expected from modern family living. From flagstone floors, wood burning stove with attractive exposed brickwork surround to a stunning contemporary extension, this is a home that effortlessly balances period features with modern comforts.

Upon entering, a porch provides practical space for coats, boots and everyday essentials before leading through to the heart of the home. Without doubt, the standout feature is the magnificent kitchen/dining/family room, stretching to almost 10 metres in length and designed with entertaining and family life in mind. The kitchen is fitted with a comprehensive range of base and drawer units complemented by timber work surfaces, a Belfast sink, breakfast bar and impressive central island. There is ample space for a range cooker with stainless steel cooker hood over, a fridge freezer and dishwasher.

The dining area comfortably accommodates a large table and chairs, creating the perfect setting for family gatherings and dinner parties, whilst the adjoining seating area provides additional space for relaxation. Bi-folding doors open directly onto the garden, creating a seamless connection between indoor and outdoor living during the warmer months.





The separate living room provides a wonderful reminder of the property's heritage, featuring beautiful flagstone flooring, an exposed brick chimney breast and a wood-burning stove which forms an attractive focal point. Double doors open onto the rear garden, allowing natural light to flood the room and enhancing the feeling of space.

The first floor continues to impress. The principal bedroom is a particular highlight, boasting a vaulted ceiling and Juliet balcony perfectly positioned to take in the glorious countryside views. A dressing area leads to the en-suite shower room which is stylishly appointed with a shower enclosure, wash hand basin, WC and heated towel rail. Two further bedrooms provide flexible accommodation for family, guests or home working, whilst the family bathroom comprises a bath, wash hand basin, WC, radiator and heated towel rail.



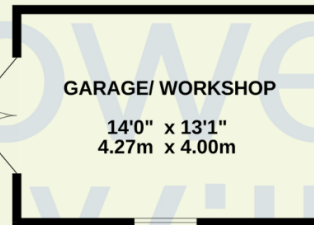
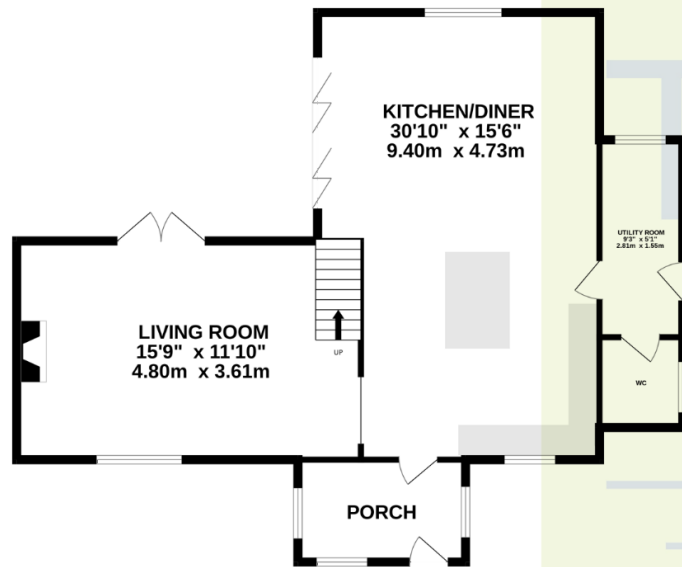
Outside:

Outside, the property enjoys a generous and private rear garden, ideal for both relaxation and entertaining. A decked terrace provides the perfect space for al fresco dining, overlooking the lawn and well-stocked borders filled with a variety of plants and shrubs. To the side of the property, a substantial stone-chipped area provides ample off-road parking together with useful additional outdoor space. The garage/workshop offers excellent storage and versatility, whilst a further area of garden beyond creates yet more opportunity to enjoy the peaceful surroundings.

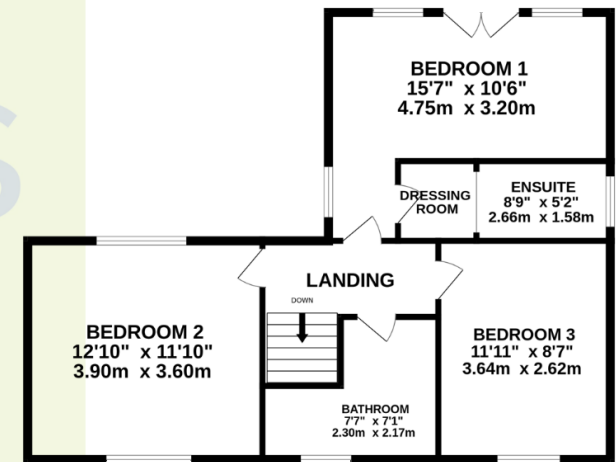
Surrounded by beautiful countryside and presented to an excellent standard throughout, this exceptional cottage offers an enviable lifestyle combining rural charm, modern convenience and versatile family living.



GROUND FLOOR



1ST FLOOR



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