



FOR SALE

40 St James Street, South Petherton, TA13 5BN

£425,000



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A unique opportunity has arisen to purchase a charming, Grade II listed house, with its origins reputedly dating back to the Fourteenth Century, in the centre of South Petherton. Benefitting from off road parking and a large, private rear garden, this end of terrace house is full of character features such as stone mullioned windows and a large hamstone fireplace being the focal point of the impressive sitting room.

£425,000



LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, churches, hospital with pharmacy, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis about half an hours drive.

Approach This handsome home is set back off St James' Street with a Hamstone front wall, gated entrance, and a step up from the footpath with stone pathway through a flowerbed.

Ground Floor The front door opens into a spacious sitting room with feature stone mullioned windows, stone floor and an impressive hamstone fireplace housing a log burner, all helping to make this such a warm and welcoming introduction to this gorgeous home. Doors to the rear provide access to the stairs and an inner hallway to the dining and 'snug' area with dual aspect windows. The hallway also provides storage cupboard and a mini-library. To the rear a recently renovated kitchen with breakfast bar offers additional space and lots of light with a range of windows and a glazed door providing access to the rear garden.

First Floor On the first floor and set over split levels are three double bedrooms some with exposed brick and stone walls, the family bathroom which has both a shower cubicle as well as a large bath and again features exposed

stone walls. Some of the rooms on this floor also boast high ceilings and stone mullioned windows.

Rear Garden When emerging from the kitchen area, the rear garden is impressive in size, space, and privacy, despite being in the centre of the village. An initial patio area provide a year round usable space and is framed with a lawn which stretches to the lower boundary hamstone wall. Several outbuildings are set with electric and plumbing. The garden offers a range of shrubbery and tree. The rear garden also has an access gate leading to a path which runs behind both other houses in the terrace. At the end of this path is the parking space.

Parking There is one allocated parking space found to the far left of the parking area which is located to the left of the three houses in the terrace.

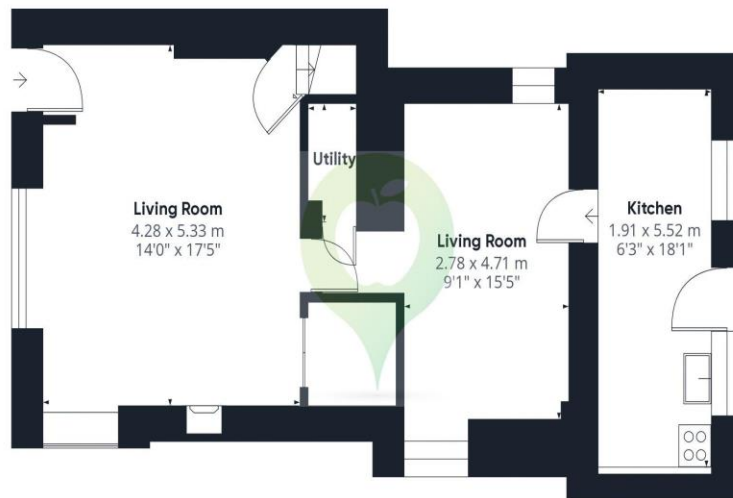
Material Information

- Grade II Listed.
- Council Tax Band: E
- 1 Parking Space Included.
- Mains Gas, Water and Drainage.
- The property is believed to be approx 400 years old.
- There is access across two neighbouring properties to reach the parking area. There is no right of access for anyone to this garden.
- Fence between No 40 and 42 is shared maintenance.

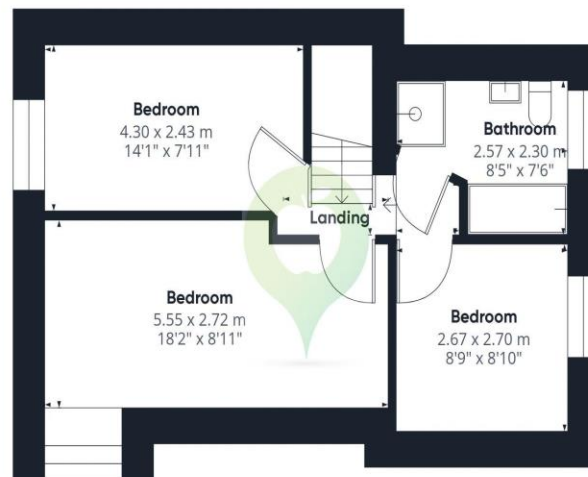
Directions

From the centre of the village, walk North on St James Street where the property can be found on the corner of St James Street and Silver Street, easily identifiable with an attractive Orchards Estates FOR SALE board.





Floor 1



Floor 2



Approximate total area⁰

96.38 m²
1037.48 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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