



FOR SALE



Full video walk - through

South Petherton, TA13 5AB

Offers in the Region Of £485,000



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ESTATES

Rare opportunity to purchase a unique character home situated within a stone's throw of the plentiful amenities of South Petherton and with the added benefit of off road parking for up to 3 cars. The versatile accommodation is divided between three properties and comprises the main house which has a spacious sitting room, fitted kitchen and outside WC on the ground floor. Upstairs are three bedrooms and a shower room. Adjacent to the main house are two Victorian stables both with loft spaces above, one currently used as a workshop and the other as a dining room for entertaining. Beautiful historic pillars with iron gates open out from the road to the driveway and the pretty walled garden which originally was the stable yard. With so much scope and versatility - an early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after location.

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LOCATION

South Petherton is a small residential country town with a village atmosphere, set in surrounding countryside circa 1 mile from the A303 roadway and offers a range of shopping facilities, day centre, two schools, library, inns, bank, post office, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil lies approximately 10 miles away. Crewkerne (mainline station-Waterloo) is approximately 6 miles. Ilminster 6 miles and the county town of Taunton (M5 motorway and mainline station-Paddington) is approximately 18 miles away.

Entrance Porch

Door to front, front and side aspect double glazed windows.

Entrance Hall

Door to front, front aspect double glazed window, parquet flooring, radiator, stairs to first floor and under stairs cupboard.

Sitting Room - 16' 8" x 14' 1" (5.079m x 4.287m)

Front aspect double glazed window, feature fireplace with inset gas fire, wall lights, two radiators and double glazed door to front.

Kitchen - 14' 2" x 10' 6" (4.311m x 3.204m)

Front and side aspect double glazed window, fitted kitchen comprising a range of wall and base units with wooden worktop over, one and a half bowl sink, plumbing for washing machine, space for a Range style cooker, cooker hood, space for fridge/freezer, gas boiler, radiator, walk in larder, vinyl flooring and tiled splash backs.

WC

Wash hand basin and WC.

Landing - 2' 8" x 16' 3" (0.81m x 4.95m)

Rear aspect double glazed window, laid to carpet and doors to:

Bedroom One - 14' 7" x 10' 9" (4.447m x 3.278m)

Front aspect double glazed window, two double built in wardrobes, laid to carpet and radiator.

Bedroom Two - 11' 7" x 8' 0" (3.522m x 2.446m)

Front aspect double glazed window, laid to carpet and radiator.

Bedroom Three - 10' 9" x 5' 6" (3.270m x 1.672m)

Front aspect double glazed window, laid to carpet, loft access and radiator.

Shower Room - 8' 9" x 7' 7" (2.663m x 2.302m)

Side aspect double glazed window, shower cubicle, wash hand basin, WC, airing cupboard housing hot water tank, vinyl flooring and chrome heated towel rail.

East Stable - 18' 8" x 16' 10" (5.700m x 5.133m) 'L' shape

Currently used as a dining room for large family gatherings with two side aspect windows, large double part glazed doors to side, decorative fireplace, wall lights and wooden floor. Garden store with flagstone flooring and large wooden doors to side. Ladder leading up to a loft space.

West Stable - 15' 9" x 11' 3" (4.799m x 3.420m)

Currently used as a workshop which could easily be converted to an annex. Side aspect window, parquet flooring, access to loft space which is boarded and has power, lighting and window to side. Kitchenette area. Shower Room with window to side, shower cubicle with electric shower, wash hand basin, WC and tiled floor.



Parking

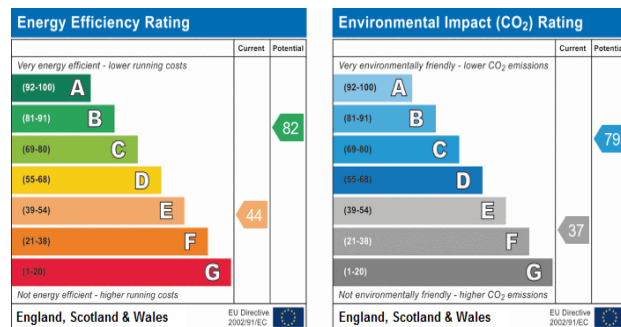
Gated driveway providing off road parking for up to 3 cars.

Front Garden

Beautiful walled garden with fruit bushes and trees, rockery with flowers and pond, laid to gravel and original stable yard tiles.

Rear Courtyard

Pretty rear courtyard area enclosed by wall.



Agents Note

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



Directions

Upon entering South Petherton via the Hayes End Roundabout, continue along Hayes End and take a left turn at the mini roundabout on to Harvey's Road. The property is situated here on the right hand side.



01460 477977 or 01935 277977



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.