



Full Video walk-through

FOR SALE

Flat, Pot Store, Watergore, South Petherton, TA13 5JQ

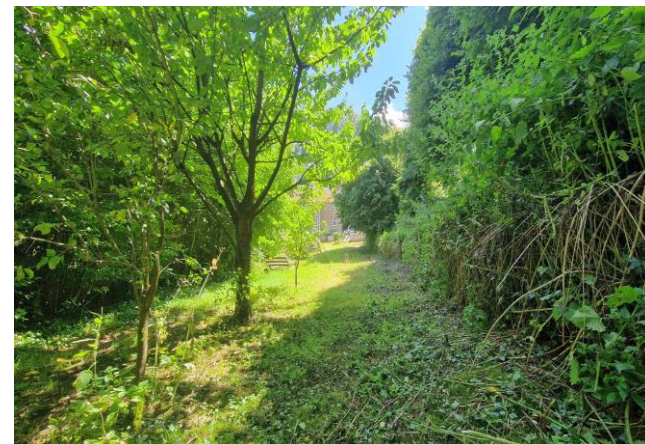
£395,000



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This charming three double bedroom double fronted semi-detached hamstone cottage has recently been updated and is being offered for sale with no onward chain. The property has been thoughtfully improved while preserving its character features, making it a delightful and appealing option for potential buyers. One of the standout features of this cottage is the ample off-road parking, which provides convenient space for parking multiple vehicles. The property also boasts a good-sized garden, offering a wonderful outdoor space for relaxation and activities. The interior of the cottage has been well-presented and includes several updates that enhance its functionality and comfort. The ground floor comprises a sitting/dining room that features a 1930s Norwegian log burner inset in a Hamstone Fireplace, creating a cozy and inviting atmosphere. The space is further enhanced over a flagstone floor, adding to the rustic charm of the room. Additionally, there is a separate sitting room with a mix of flagstone and timber flooring, again adding to the cottage's character. The kitchen has been recently fitted with Howdens cabinets and includes French doors that open out to the rear garden, allowing for easy access to outdoor dining and entertainment spaces. A separate utility area adds practicality to the layout. Another valuable feature on the ground floor is the newly fitted downstairs bathroom, which enhances the convenience of the property. Moving upstairs, you'll find three double bedrooms, providing ample sleeping quarters for residents and guests. There is also a shower room on this floor, along with a separate WC for added convenience. Adjacent to the property is a large workshop, which offers a versatile space for various purposes such as hobbies, DIY projects, or simply storage. The property is accessed via a layby, ensuring sufficient off-road parking space for residents and visitors alike. To the rear of the cottage is a generous mature garden adorned with a variety of fruit trees. Notably, the garden is situated within the field belonging to a local organic farmer, adding a unique and picturesque aspect to the property's surroundings. Considering the appealing features and updates this property offers, viewing is highly recommended for those seeking a move-in-ready home that combines character, modern amenities, and outdoor space.

£395,000



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, 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 twenty two miles.

Porch Door to front, two side aspect double glazed windows and door to dining room.

Dining Room 13' 5" x 12' 0" (4.102m x 3.670m)
Front aspect double glazed window, stripped wood floorboards, flagstone flooring, wooden beams, feature fireplace with tiled hearth and radiator.

Sitting Room 12' 2" x 11' 3" (3.721m x 3.437m)
Front aspect double glazed window, flagstone flooring, feature fireplace with original 1930s Norwegian log burner, built in cupboard into alcove and radiator.

Kitchen 11' 0" x 9' 1" (3.364m x 2.764m)
Two rear aspect double glazed Velux type windows, side aspect double glazed window and French doors opening to the rear offering exceptional natural light. Newly installed and fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, electric hob with extractor over, electric oven, tall unit with space for fridge/freezer and rear wine rack, luxury quick step flooring, vertical radiator, exposed stone wall and double glazed door to front.

Utility Useful under stairs utility room with rear aspect double glazed window, plumbing and space for washing machine and space for a tumble dryer to be fitted also finished with luxury quick step flooring.

Ground Floor Bathroom 9' 3" x 5' 11" (2.832m x 1.796m)
Newly fitted modern bathroom with rear aspect double glazed window offering countryside views, claw foot bath with shower over, pedestal wash hand basin, WC, luxury quick step flooring, fully tiled walls, extractor fan and heated towel rail.

Inner Hall Rear aspect double glazed window with views, stairs to first floor, under stairs cupboard, luxury quick step flooring and radiator.

Landing Rear aspect double glazed window with views, laid to carpet, wall light and access to loft.

Bedroom One 12' 2" x 11' 2" (3.715m x 3.400m)
Front and side aspect double glazed windows, decorative fireplace, stripped wood floorboards and radiator.

Bedroom Two 12' 7" x 9' 5" (3.848m x 2.881m)
Two front aspect double glazed windows, stripped wood floorboards and radiator.

Bedroom Three 8' 11" x 8' 5" (2.707m x 2.563m)
Rear aspect double glazed window with views, stripped wood floorboards and radiator.

First Floor Shower Room 6' 5" x 4' 1" (1.956m x 1.249m)
Rear aspect double glazed window with views, shower cubicle with tiled walls, wash hand basin, WC, vinyl floor and chrome heated towel rail.

Workshop 20' 3" x 11' 11" (6.171m x 3.630m)
Timber built with stable door to rear and three rear aspect flexi glass windows built over a concrete base which used to house a garage.

Front Approach The property is set back from the road with a layby which offers off road parking for both this property and next door. There is scope to be able to add a private driveway/off road parking area to the side of the property (subject to obtaining the relevant permissions). Access to the property can be through the front door or directly into the kitchen which is accessed through a gated front, with raised hamstone lower walls and complemented by newly installed fencing. This area also houses a gravel laid area and the oil tank.



Rear Garden

Accessed from the side of the property or the kitchen, there is a raised area which would be ideal for a summer garden or entertaining area, steps are being fitted which will allow easy access to the lower garden which is natural grass and an array of fruit trees and shrubs and backs onto a field which is farmed organically.

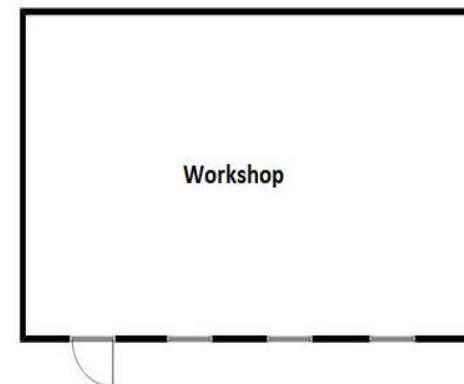
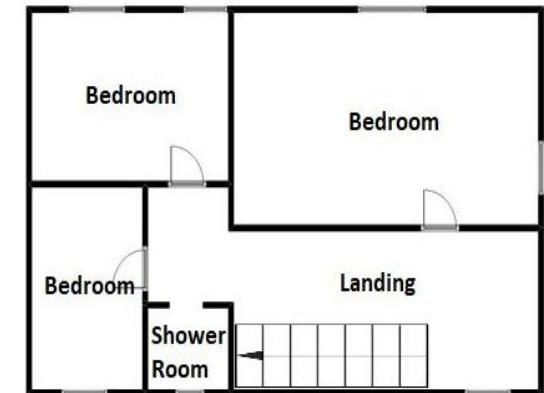
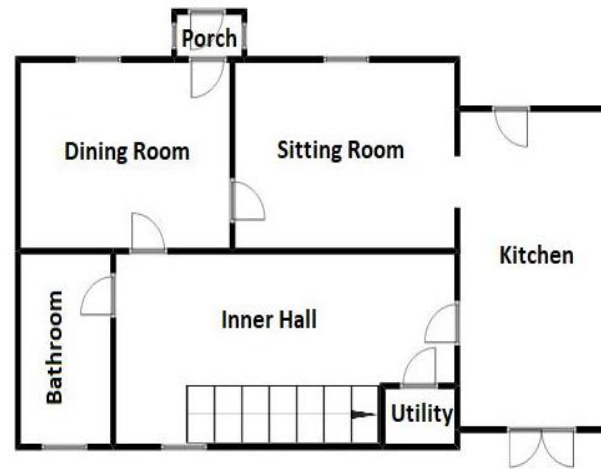
AGENTS NOTE

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

From the focal point of the Trading Post Organic Farm Shop and Restaurant drive towards South Petherton on Harp Road. As you drive over the brow of the hill, a layby will appear on your left, drive in here and the property will be on your left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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