



360° Degree Virtual Tour

FOR SALE

Middle Street, East Lambrook, TA13 5HH

£625,000



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ESTATES

We fell in love with the location, the space, the tranquillity and the potential...

This property is truly a rare find, as outlined above by the current owners.

Offering a blend of elegance and practicality in a stunning location.

With 4 bedrooms, including a spacious master with an ensuite, a generous sitting room, an oversized dining room, and a private rear garden, this particular home ticks all the right boxes for many discerning buyers.

£625,000



LOCATION

East Lambrook is a small rural village, quietly positioned approximately a mile away from the thriving country town South Petherton. Boasting a 12th century church as well as East Lambrook Manor Gardens – recognised as the 'Home of English Cottage Gardening' – the village also has a 17th century pub, The Rose and Crown. The village enjoys exceptional country walks and apple blossom orchards as well as benefitting from the amenities of nearby South Petherton. The small residential country town, South Petherton, with its village atmosphere, is 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.

Approach

Situated on Middle Street, just off the junction of Church Lane, you'll immediately notice the tranquility, as passing traffic is a rarity here. The walled front garden, elevated above the road, adds to the property's curb appeal. A private driveway slopes upward to one side, leading to the garage, which conveniently connects to the rear utility room. There's also a pathway on one side, granting access to the rear garden.

Ground Floor

The ground floor boasts a spacious entrance hallway, complete with a downstairs toilet and the LPG boiler. The hallway also provides access to the utility room, which has a door to the garden and an internal door to the garage. Off the main entrance hall, you'll find a generously sized dining area with double glazed doors to the rear garden, offering a delightful, private view. The kitchen is located at the front, and there's potential to reconfigure this space to create a central hub for the home. A further door from the dining room leads to the spacious living room, featuring windows on three sides, a fireplace, and a side door to the conservatory. It's a spacious and versatile living space that can be enhanced with some thoughtful updates.

First Floor

The L-shaped landing benefits from a front aspect window, bathing the area in natural light. This level offers 4 bedrooms and a family bathroom. The principal bedroom is particularly impressive, boasting three windows, built-in wardrobes, and its own ensuite.

Rear Garden

The rear garden is mainly laid to lawn, with a concrete path and side access. Raised patio terraces offer space for a shed, and at the rear, you'll find the LPG tanks.

Local Area The local area is blessed with great transport links and local facilities including East Lambrook Manor Gardens. The Rose and Crown which is great for a relaxing drink or a full meal is only a few minutes walk. The local bus stop which is also only a few minutes walk is part of the regular routes of the 4 (Isle Brewers to Street Strode College), the 850 (Henley, adj The King's Head to Langport Car Park) and 10C (Montacute Stanchester Community School and Taunton Somerset College).



Agents Comments

One delightful feature of this property is the unspoilt views from every window, with predominantly green vistas and distant glimpses of charming Hamstone-built houses. The rear garden provides privacy and security, making it an ideal space for family gatherings or visits from grandchildren. This home truly offers a unique blend of comfort and charm. Don't miss the opportunity to make it yours!

Additional Information

Offered with NO ONWARD CHAIN

Council Tax Band: E

Mains Water and Drainage.

LPG Tanks (approx monthly cost is £71 with Calor)

We understand that the rear and left fences are maintained by this property.

The loft is accessed with a ladder, there is lighting and it is partially boarded.

The fireplace is unused and untested, this is connected to the LPG supply.

According to the Ofcom website, Superfast broadband is available up to 80Mbps.

Directions

From Silver Street in South Petherton, proceed on to East Lambrook Road and take a second left hand turn on to Middle Street. Follow this road and the property can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	42 E	
21-38	F		
1-20	G		



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