



FOR SALE

Montacute, TA15 6XH

£425,000



Full video walk - through



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Situated in the lovely picturesque village of Montacute, this delightful cottage has been sympathetically updated and retains many character features whilst still enjoying today's modern conveniences. The living room has stone mullioned windows and a feature fireplace, there is a large kitchen/breakfast room and a useful utility/garden room. To the first floor are three bedrooms and the family bathroom with a further attic room enjoying views towards St Michaels Tower. Outside there is a large garden again with views of the surrounding countryside and the local church. The house is an ideal family home with generously proportioned rooms but would also present an ideal option for a weekend getaway owing to the idyllic location.

£425,000



LOCATION

The property is situated in the desirable and thriving village of Montacute. Montacute itself offers a village school and secondary school within close proximity, local store, petrol station, two public houses, nearby sports centre and not forgetting a stone's throw from the stunning Elizabethan Manor House belonging to the National Trust. The centre of Yeovil is a short drive down the A3088 whilst the A303 east/west trunk road is within 3-4 miles drive. Montacute provides a desirable village to live in and is conveniently situated for numerous local walks onto Ham Hill Country Park which is circa 1 1/2 miles distance.

Entrance Hall

Door to front, tiled floor, glazed panel wall and further glazed panelled door into sitting room.

Sitting Room - 19' 10" x 13' 9 (6.04m x 4.19m)

Front aspect window with stone mullions, window seat and ham stone sill, oak style flooring, feature fireplace with multi fuel burner and ham stone hearth, TV point, telephone point, double length radiator, rear aspect double glazed window with ham stone ledge and feature stone recessed storage area.

Kitchen/Breakfast Room - 22' 2" x 15' 0 (6.75m x 4.57m)

Side and rear aspect windows with ham stone sills, inset spot lighting, tiled flooring with under floor heating, radiator, fitted kitchen with a wide range of fitted base units, wood block work surfaces, butler style sink, feature ham stone fireplace with built in cupboards, further range of cupboards with space for double fridge/freezer, tiled splash backs, double glazed French doors opening into the garden, pantry style under stairs cupboard and stairs leading to the first floor.

Utility/Garden Room - 10' 7" x 5' 4 (3.22m x 1.62m)

Side aspect window, butler style sink unit, plumbing for washing machine and low level WC.

Landing

Two feature side aspect windows with ham stone sills, single radiator, stairs to attic room with additional storage space and recently installed boiler.

Bedroom One - 14' 0" max x 11' 0 (4.26m x 3.35m)

Front aspect window with stone mullions and sill, built in double wardrobe and radiator.

Bedroom Two - 10' 3" x 9' 9 (3.12m x 2.97m)

Rear aspect window with ham stone sills and radiator.

Bedroom Three - 16' 10" max x 8' 0 (5.13m x 2.44m)

Rear and side aspect windows with ham stone sills, radiator and built in double wardrobe.

Bathroom

Side aspect window with ham stone sill, bathroom suite comprising a roll top bath with mixer taps and shower attachment, separate shower cubicle, wash hand basin with tongue and groove unit under, close coupled WC, heated towel rail, partially tiled walls and laminate flooring.

Attic Room - 17' 4" x 13' 7 (5.28m x 4.14m) restricted head height

Dual side aspect velux style windows with views of the surrounding area including St Michaels Tower.

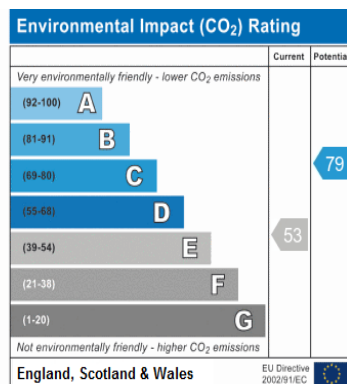
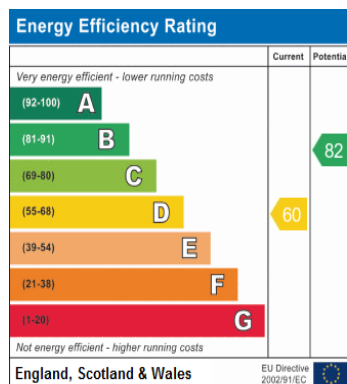
Garden

Ham stone covered patio area leading to a lawned garden with various raised beds, borders and fruit trees with rear pedestrian access. A garden shed and a playhouse, enclosed by stone walling and enjoying views of the surrounding area.



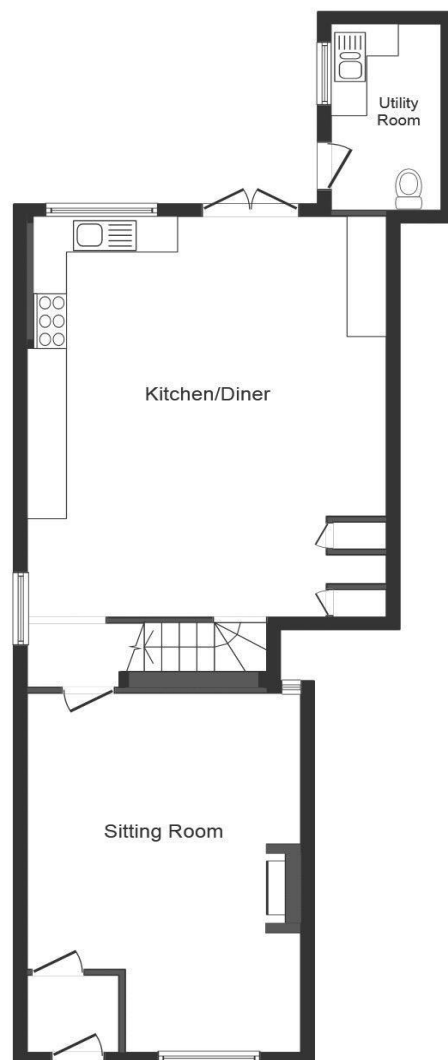
AGENTS NOTE

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.

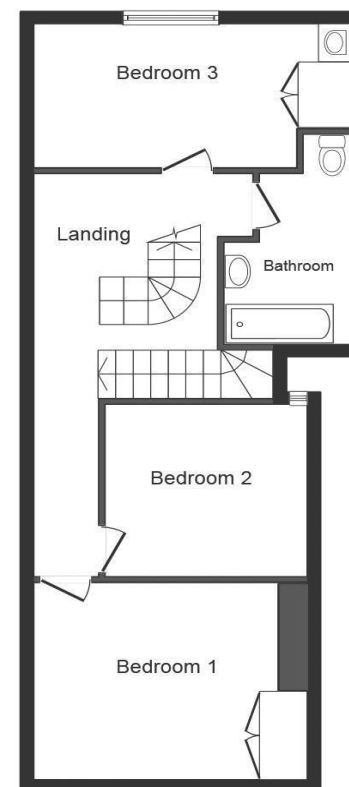


Directions

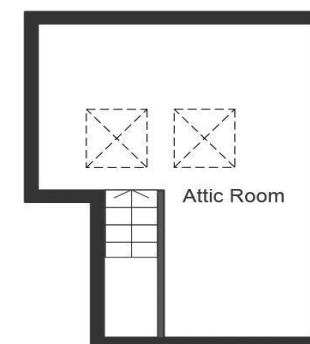
From A303 Cartgate Roundabout take the A3088 towards Yeovil and turn off to the Right signposted to Montacute. Continue into the village passing the formal entrance to Montacute House and into Bishopton where the post office can be seen on the left. Take the left hand turn just past the post office and the property can be found along Townsend on the right hand side.



Ground Floor



First Floor



Second Floor



01460 477977 or 01935 277977



www.orchardsestates.com



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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