



**FOR SALE**



**Full video walk - through**

East Lambrook, South Petherton, TA13 5HH

**£430,000**



**ORCHARDS**  
ESTATES

Quietly positioned in the desirable village of East Lambrook, this family home offers spacious and versatile living accommodation. The interior briefly comprises generous kitchen/diner, sitting room and downstairs cloakroom. On the first floor are three double bedrooms and a family bathroom. Outside there is a large, landscaped garden to the rear of the property, offering a wide variety of uses, as well as a beautifully presented front garden, off road parking for several cars and a single garage. Presented in good order and with scope to extend, an early viewing comes highly recommended to fully appreciate all that this wonderful family home has to offer in this great location.



£430,000



## 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.

### Entrance Hall

Double glazed door to front, engineered oak flooring, stairs to first floor, two storage cupboards and radiator.

### Living Room - 15' 3" x 14' 4" (4.64m x 4.37m)

Front aspect double glazed window, laid to carpet, feature fireplace with multi fuel burner, radiator, TV point and French doors to kitchen.

### Kitchen/Diner - 11' 0" x 22' 3" (3.35m x 6.782m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, a one and a half bowl sink unit, induction hob, electric oven, dishwasher, space for fridge/freezer, oil boiler, tiled splash backs, laminate flooring and patio doors to garden.

### Cloakroom - 7' 7" x 2' 7" (2.31m x 0.79m)

Side aspect double glazed window, wall hung wash hand basin, WC, radiator and tiled flooring.

### Landing

Two generous storage cupboards, loft access, laid to carpet, radiator and doors to:

### Bedroom One - 13' 8" x 11' 5" (4.16m x 3.48m)

Rear aspect double glazed window, built in wardrobe, laid to carpet and radiator.

### Bedroom Two - 12' 5" x 10' 8" (3.78m x 3.25m)

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

### Bedroom Three - 11' 3" x 7' 9" (3.428m x 2.36m)

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

### Family Bathroom - 8' 2" x 6' 5" (2.499m x 1.949m)

Rear aspect double glazed window. bath with mixer taps, large shower cubicle, wash hand basin with vanity unit, WC, tiled walls, tiled floor and chrome heated towel rail.

### Garage

Up and over door, rear aspect double glazed window, window, personal door to side, power, lighting, plumbing for washing machine, oil boiler and radiator.

### Driveway

Off road parking for several cars.

### Front Garden

The front garden is mainly laid to lawn with planted borders, concrete and paved driveway.

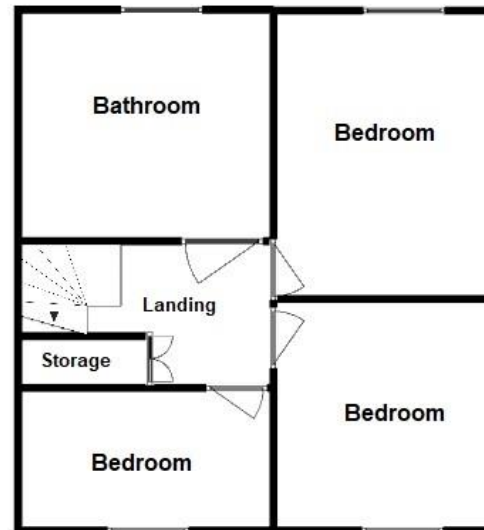
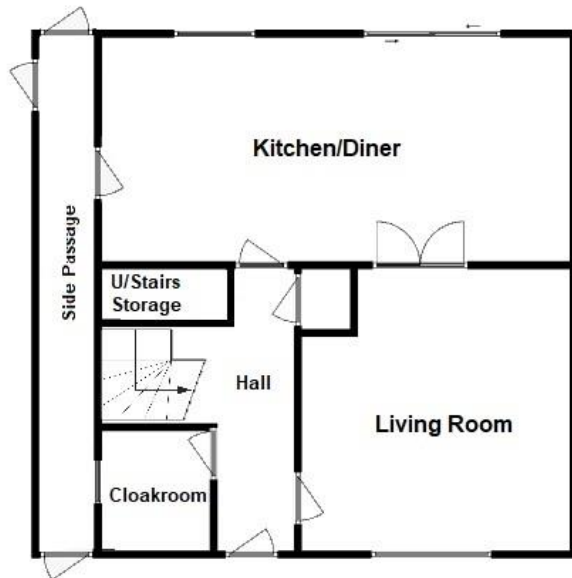
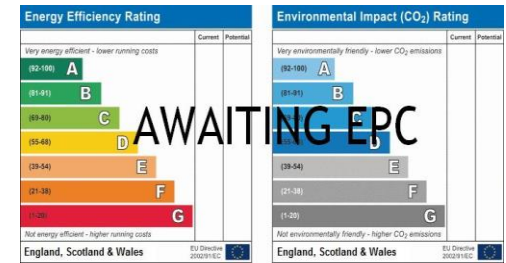


### Rear Garden

A generous garden which has been beautifully maintained by the current owners and definitely a delight for any keen gardener. There are lawned areas with sweeping walkways, BBQ area, seated area with chippings, enclosed vegetable patch, shed, planted borders of mature trees and shrubs and all enclosed by hedges.

### 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, and Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only

### Directions

From Silver Street in South Petherton, proceed on to East Lambrook Road and take a second left hand turn on to Middle Street. The property is situated here on the left hand side.