



FOR SALE



Full video walk - through

Lower Chillington, TA19 0PU

£499,950



ORCHARDS
ESTATES

Beautiful detached character cottage in an idyllic location with lovely garden, off road parking and garage surrounded by stunning countryside. This lovely home comprises modern fitted kitchen, cosy snug with log burner, good size living room with big windows to really make the most of the beautiful views and a useful downstairs master bedroom with en-suite shower room. Upstairs are two double bedrooms and a bathroom with separate WC. The current seller has invested heavily in the garden to create a tranquil retreat with a nature trail which would be ideal for any keen bird watchers or nature lovers.

£499,950



LOCATION

The Countryside in this part of South Somerset is rightly regarded as some of the finest in the South West, as the gently undulating landscape of South Somerset gives way to the wilder more dramatic scenery of West Dorset to the South. Chillington is ideally positioned amidst this landscape, much of which as been designated as an Area of Outstanding Beauty. The village is quietly tucked away from the A30, yet ideally positioned for good communications. The property has lovely views over its garden to grass farmland beyond. Crewkerne and Chard are both within easy reach: the former has a newly opened Waitrose and a good range of small independent shops making it an increasingly popular place near which to live.

Entrance Porch

Door to front, side and front aspect windows with countryside views, quarry tiled floor and doors to kitchen and entrance hall.

Entrance Hall

Stairs to first floor with decorative balustrade and hand rail, under stairs cupboard, radiator and door to snug and kitchen.

Living Room - 20' 2" x 14' 9" (6.14m x 4.49m) L shaped Double aspect full height double glazed windows to the front with lovely views of the countryside, wood burning stove, vaulted ceiling with exposed beams and steelworks, TV point, radiator and doors to rear garden and master bedroom.

Snug/Dining Room - 15' 8" x 9' 11" (4.77m x 3.02m)

Two front aspect double glazed windows with countryside views, window seat, inglenook fireplace with inset wood burning stove and radiator.

Kitchen/Breakfast Room - 15' 0" x 14' 0" (4.57m x 4.26m)

Rear aspect double glazed window, double glazed french doors opening to the patio with countryside views. Fitted kitchen comprising a range of wall and base units with granite worktops over, stainless steel sink unit, space for range style cooker, extractor hood, larder unit, plumbing for dishwasher, space for fridge/freezer, tiled splash backs and radiator.

Master Bedroom - 17' 8" x 10' 1" (5.38m x 3.07m)

Front aspect double glazed window, double glazed French doors to side opening to garden, vaulted ceiling, exposed beams and radiator.

En-Suite Shower Room

Rear aspect double glazed window, fully tiled walk in shower, pedestal wash hand basin, WC, extractor fan and heated towel rail.

Landing

Front aspect double glazed window, decorative balustrade and hand rail, exposed beams, airing cupboard housing hot water cylinder and access to roof space.

Bedroom Two - 15' 5" x 13' 8" (4.70m x 4.16m)

Front and rear aspect double glazed window with countryside views, exposed floorboards, storage cupboard and radiator.

Bedroom Three - 14' 10" x 9' 11" (4.52m x 3.02m)

Front aspect double glazed window with countryside views and radiator.

Bathroom

Front aspect double glazed window with countryside views, bath with shower over, pedestal wash hand basin, tiled floor, tiled splash backs and heated towel rail.



Separate WC

Rear aspect double glazed window, low level WC, tiled floor and heated towel rail.

Front Approach

Block paved parking area and garage with gate leading to front door.

Garage - 14' 9" x 11' 1" (4.49m x 3.38m)

Electric roller door to front, power, lighting and loft storage space.

Garden

The current vendor has invested heavily in the garden to create a gorgeous tranquil place. The already established garden has been enhanced by two extensive design and planting visits from the famous Burncoose Nurseries, part of the Caerhays Estate in Cornwall. An extensive plant listing can be provided. Arranged over different levels with lawn with natural stone retaining walls with an array of shrubs and trees and paths leading to secluded garden areas with patio, pergola and greenhouse. There is an additional paved patio to the front of the house which leads to a lovely vegetable garden with water feature. There is a timber framed greenhouse with cobbled path to the garden room/study. Another path leads into a woodland garden with mature trees. The path leads to the top of the garden and follows the full length of the boundary hedge. Two well positioned viewing sitting areas give outstanding views towards the Blackdown Hills and the sunset.

Garden Room/Study - 13' 5" x 11' 9" (4.09m x 3.58m)

French doors with decked area to front, laminate flooring, power, lighting, telephone point and wall mounted electric heater.

Boiler Room/Utility Room - 9' 1" x 5' 7" (2.77m x 1.70m)

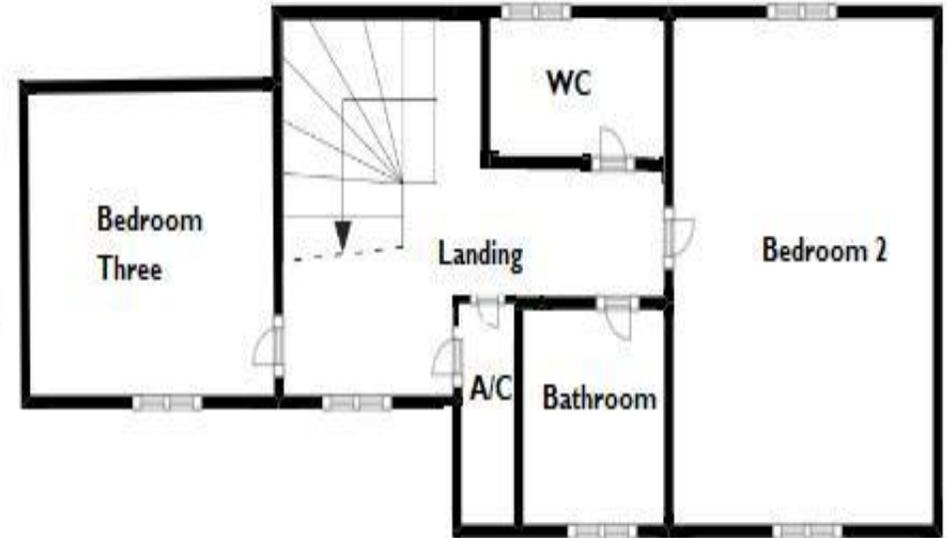
Plumbing for washing machine, space for tumble dryer, space for fridge/freezer and oil fired boiler providing central heating and hot water.

CAMERA SYSTEM

The property is fitted with a number of security cameras giving full viewing coverage of the property and summer house. In addition, and part of the integrated system, there are 8 cameras in bird boxes and 2 inside owl boxes. All live camera pictures are visible on a screen in the property. There is also the ability to live stream to another location/s. This facility would be subject to further negotiation with the vendor.

AGENTS NOTE

Orchards Estates 24/7 Estate and Letting agents - 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. All available 24/7 for your convenience. 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 centre of the hamlet of Lower Chillington, using St. James Church as your focal point, drive South West with the Church on your left hand side and take the first right hand turn. Follow this road as it bends left and right for approx 150 metres. The house will be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	42	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.