



**Combe Cottage, Giddy Lane, Stoke St. Michael, BA3 5HN**

**welcome to**

**Combe Cottage, Giddy Lane**

A traditional stone built cottage situated in a desirable rural location with breath-taking views across the beautifully landscaped garden, wooded valley & open countryside! Offering versatile living accommodation with holiday let potential! Gardens of approx. 1 acre, 3 stables & approx. 2 acre paddock!



### **Entrance Porch**

A stone built covered porch with a fitted wooden seat with storage space under, hanging door bell, wooden stable door into the dining room.

### **Dining Room**

12' 2" max x 17' 1" max ( 3.71m max x 5.21m max )

A front aspect room with two double glazed windows, wooden latched door to the staircase, exposed beams, open fire place with brick built surround, wooden mantle over and tiled hearth, wall lights, radiator.

### **Kitchen**

11' 2" max x 9' 3" max ( 3.40m max x 2.82m max )

A rear aspect room with single glazed window looking out across the rear garden and wooden stable door leading out to the patio area. The kitchen has been fitted with a range of base level units with worksurfaces over, 1 & 1/2 bowl stainless steel sink with adjacent drainer and mixer tap over, oil fired AGA, plumbing for dishwasher, space for fridge/freezer, tiled splashbacks to water prone areas, radiator. There is also space for a dining room table and chairs, and there is also an archway leading to the utility area where you will find a large pantry, wall and base level units with storage cupboards and a double glazed window to the front aspect.

### **Living Room**

15' 4" max x 16' 11" max ( 4.67m max x 5.16m max )

A dual aspect room with window to the side and large double glazed patio doors leading out to the rear garden, providing stunning views of the garden and far reaching countryside, exposed beams, open fireplace with brick built surround and tiled hearth, door to laundry room.

### **Laundry Room**

A side aspect room with frosted single glazed window, oil fired 'Camray' boiler, plumbing for washing machine, door to cloakroom.

### **Cloakroom**

A side aspect room with frosted single glazed

window. Suite comprising low level WC, wall mounted wash hand basin, tiled splashbacks.

### **First Floor Landing**

Wooden stairs leading from the dining room to the first floor landing, a rear aspect single glazed window, radiator.

### **Bedroom One**

11' max x 17' 4" ( 3.35m max x 5.28m )

A dual aspect room with single glazed windows, with secondary glazing, to the side and to the rear providing breathtaking views across the beautifully landscaped gardens and to far reaching countryside beyond, fitted wardrobes, radiator and door to ensuite;

### **Ensuite**

A rear aspect room with single glazed window. Suite comprising wall mounted wash hand basin, low level WC, shower cubicle with wall mounted electric shower, part tiling, vinyl flooring, radiator.

### **Bedroom Two**

11' 5" max x 16' 6" ( 3.48m max x 5.03m )

A dual aspect room with single glazed windows to the side and rear aspect, again providing breathtaking views, pedestal wash hand basin, eaves storage space, fitted wardrobes, radiator.

### **Bedroom Three**

11' 4" x 9' 1" ( 3.45m x 2.77m )

A dual aspect room with single glazed window to rear and double glazed window to the front providing views across open fields, accessed through a wooden latched door, loft hatch, fitted wardrobes, radiator.

### **Bedroom Four**

9' max x 15' 10" plus wardrobes ( 2.74m max x 4.83m plus wardrobes )

An L-shaped front aspect room three double glazed windows overlooking the fields to the front, two fitted wardrobes, two doors to the landing, loft hatch, radiators.

### **Bathroom**

A side aspect room with single glazed window boasting magnificent views. Suite comprising bath with mixer taps and shower attachment over, shower cubicle with shower, low level WC, pedestal wash hand basin, part tiling, wooden latched doors, airing cupboard.

### **Secondary Accommodation**

The property is currently being used to serve two separate forms of accommodation. The main house is currently being used as a successful holiday let, and the additional accommodation is currently being used as the main residence. However the property could be used as one large residence or to occupy multi-generational living for a dependant relative, or to use as a business.

### **Dining Room**

12' 7" x 15' 6" ( 3.84m x 4.72m )

A dual aspect room with double glazed window to the front and feature circular window to the side aspect, exposed beams, radiator, double doors to the living room, and steps leading down the main part of the house.

### **Study**

15' 10" max x 7' 4" max ( 4.83m max x 2.24m max )

A rear aspect room with double glazed patio doors looking out across the rear garden, cupboard, radiator.

### **Open Plan Kitchen/ Living Room**

20' 5" max x 11' 7" max ( 6.22m max x 3.53m max )

A dual aspect room with double glazed windows to the front and rear both providing a delightful outlook. The kitchen area has been fitted with a range of base level units with worksurfaces over, 1 & 1/2 bowl stainless steel sink with adjacent drainer and mixer tap over, space for fridge/freezer, freestanding cooker, plumbing for dishwasher. The living room area benefits from a feature log burner in the far corner with a stone hearth, exposed beams, radiator, wooden latched door.



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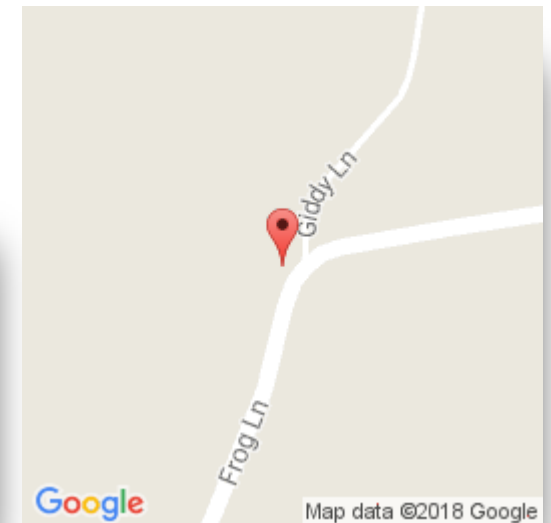
welcome to

## Combe Cottage, Giddy Lane

- Extensive Landscaped Gardens
- Panoramic Countryside Views
- Three Stables & 2 Acre Paddock
- Holiday Let Potential
- Annexe Potential For Multi-Generational Living

Tenure: Freehold EPC Rating: G

**£875,000**



Please note the marker reflects the postcode not the actual property

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