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COOPER & TANNER
THE ART OF AGENCY

Description

An exceptionally versatile residence, complete with self-contained accommodation and further detached purpose built two bedroom annexe. All set in just over an acre of well-tended garden is a fruit orchards.

The house has had a complete overhaul retaining many of its original features. The accommodation can be accessed via gothic style front doors or through the side entrance vestibule, featuring flagstone floors. The property boasts a vast, contemporary kitchen/breakfast room featuring a stunning vaulted beam ceiling, polished tiled flooring and a fully integrated suite. There is the addition of a large breakfast island, front and rear garden access and a stunning full length window with westerly aspect. Off here is a family room, it features a multi fuel wood burner and exposed wood flooring. The remaining ground floor accommodation includes a handy reading area, further sitting room complete with a multi fuel stove and a well thought out, self-contained one bedroom annexe complete with kitchenette and shower room.

There are three bedrooms, two en-suites and a separate, contemporary family bathroom on the first floor. An open concept master suite results in a stunning feature room, the stand out room. The en-suite bathroom features a free standing bath and a unique wet room style shower area. There are stunning southerly views, access to a Juliet balcony and plenty of built in storage. A top floor studio style area offers further versatility and the chance to generate additional income. The peaceful and very secluded space benefits from independent access (via separate staircase) and could take on various uses.

The Annexe and gardens

Located well away from the main house in a secluded southerly position is a bespoke two bedroom annexe. Promoting vast amounts of natural light it comprises large kitchen living area complete with bi-folding doors giving access to the gardens and fruit orchards that border the property. Also included are two good sized double bedrooms and tranquil studio/reading space located just off the master bedroom. Glencot is surrounded by well-tended lawns and a recently planted fruit orchard on the southern boundary. There is vast amounts of parking, a detached garage and substantial workshop.

DIRECTIONS

From Castle Cary, proceed on the B3153 towards the A37. Continue through the villages of Alford and Lovington, passing Wheathill Golf Club on your left and take the next turning right towards East Lydford. Follow this road for approximately 500 yards mile and the property will be found on the right hand side.

LOCAL AUTHORITY

South Somerset District Council, Brympton Way, Yeovil. Tel: 01935 462462.

SERVICES

Mains drainage (main house), Water and Electricity. Private drainage system for annexe.

COUNCIL TAX BAND F

EPC RATING D

TENURE

Freehold

