



**FOR SALE**

Hayes End Manor, South Petherton, TA13 5BE

£395,000



**ORCHARDS**  
ESTATES

Set within the maintained grounds of Hayes End Manor, this particular property offers one of the largest footprints and possibly the best outlook of any of the properties within this friendly community.

You can rest assured that owning a home in Hayes End Manor will offer peace of mind as this is a well maintained and managed environment, designed specifically to cater to the needs of mature home owners and as such offers a community ready to welcome you and make moving that little bit less stressful.

At only a short walk to the centre of this thriving village, you will struggle to find a better offering in the current market.

Viewings are strictly by appointment and one of our full-time, local living team will be there to welcome you in and show you around the property and the extensive grounds.

£395,000



## LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, pub, restaurant, cafe, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

### Approach

Set off Hayes End Road the front Hamstone entrance leads to a tarmac inner road which provides access to the garage and parking. This particular property is accessed through the main arch which provides an early overview of what is on offer within the confines of the manicured grounds.

### Ground Floor

Front door entrance to a wide hallway with stairs to the first floor and storage under. To the right is the spacious living room with dual aspect windows, the front with a stunning outlook over the gardens. To the rear and accessed through double doors is the dining room with side aspect patio door and window, providing direct access to the enclosed private garden space.

Also on this floor is the well stocked kitchen with side access door (making access to a parked vehicle for groceries a practical addition).

Finally, there is a full sized downstairs shower room.

### First Floor

The landing distributes to the main rooms and has loft access also. The principal bedroom is simply huge and copies the living room with dual aspect windows and an elevated view across the gardens as well as lots of

built in storage.

The second bedroom is again another large double and comes with side aspect window and built in storage.

The third bedroom is built over the archway and creates yet more usable space.

The former occupant used this as their home office, diary and hobby room as the windows to the rear offer an elevated view over the entrance where you can watch the world pass by.

Another full sized shower room with walk-in shower and additional linen closet with immersion tank make this all very usable space.

### Side Garden

The private terrace garden is accessed from the dining room or side gate and offers a nice space to step outside and enjoy a coffee (or a cheeky gin n tonic) with some friends.

### Garage

The garage is set within a block and has electric, lighting and electronic roller door.

### Grounds and Upkeep

Cognatum Estates maintain, repair and insure all buildings. Window cleaning, bin collection and the grounds and gardens are all maintained. Each main room has a personal alarm system which is linked to the on-site estate managers. For visitors, a guest suite is available.

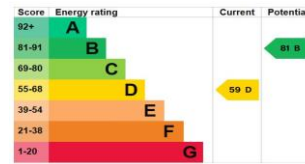
### Material Information

- 14th Century Original Build
- Leasehold (Expires 24 June 2138)
- Service Charge (2023) £6,272/property
- Service Charge includes: Staffing & Sundry; Utilities; Alarm System; Maintenance; Insurances; Managing Fees and day to day estate running costs
- Council Tax Band: F
- Mains Drainage, Water and Electric
- Heating is provided by Wall Mounted Storage Heaters
- Flood Zone 1: Low Flood Risk



## Directions

Enter through the impressive hamstone front entrance to Hayes End Manor, if driving, follow the signs to the visitor parking to the right hand side. Walk back to the main entrance and through the archway. Turn left and the first door is the entrance door, simply ring the bell and one of our local staff will be there to meet you, show you around and answer any questions you may have.  
<https://w3w.co/witty.beside.kicked>



<b>Approximate total area<sup>(1)</sup></b>	
129.19 m <sup>2</sup> 1390.6 ft <sup>2</sup>	
<b>Reduced headroom</b>	
0.34 m <sup>2</sup> 3.65 ft <sup>2</sup>	
(1) Excluding balconies and terraces	
(2) Reduced headroom (below 1.5m/4.92ft)	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
<b>GIRAFFE360</b>	

01460 477977 or 01935 277977 [www.orchardsestates.com](http://www.orchardsestates.com)

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



**ORCHARDS**  
ESTATES

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.