



FOR SALE

Willow Cottage, Owl Street, East Lambrook, TA13 5HF

£285,000



ORCHARDS
ESTATES

Charming 18th Century – 350 - 450 year-old Grade II Listed Detached Thatch Cottage with private gated parking.

Offered at a favourable price and situated in an excellent location, this enchanting home offers a unique opportunity for someone looking to create their own personal haven.

Full of history and charm the property offers beamed ceilings, impressive Hamstone Fireplace and is surprisingly light.

The current owner has valued the property's heritage over materialistic updates. Therefore, the price has been set attractively low to engage interest and allow ample budget for renovations and upgrades.



£285,000



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.

Approach

Set on the junction of Scotts Lane and Owl Street the vehicle entrance is through a set of double gates onto a concrete parking area. There are several sheds and a seating area with stone steps up to a small area of garden. Entrance to the house is through the garden room and directly to the kitchen. On the other side of the house, there is a pedestrian entrance to the main garden with mature borders, an impressive tree and well. This is where the main entrance door is which is under a storm cover.

Living Space

Entering through the garden room from the parking area this has been laid out to be a spacious dining area which opens to the kitchen. An inner door then opens to the main house itself, there is an initial room which has 3 windows and offers a nice introduction to the

charm of this lovely home with notable ceiling beams. An entrance then leads into the sitting room where more beams give way to the impressive inglenook fireplace, front and rear windows provide plenty of natural light. Through to the entrance hall (the door opens directly to the road and has not been used in years). This acts as a great storage space or library. At the bottom of the stairs is the entrance to the bathroom which is spacious but would benefit from updating.

Upstairs

There are two rooms on this floor, the first is an 'excuse me' walk through room with rear aspect windows as well as cupboard space. The 2nd room is the main bedroom and this again exudes charm, I would say take a moment to look at the window, a significant pointer to the authenticity and age of this beautiful property.

Main Garden

The main garden is accessed from the kitchen or through pedestrian gate. With large ham stone steps and an impressive tree. There is also a covered well in the garden. To the rear is a stone-built area housing the oil tank.

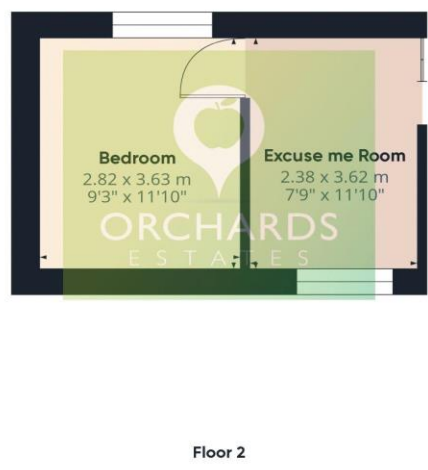
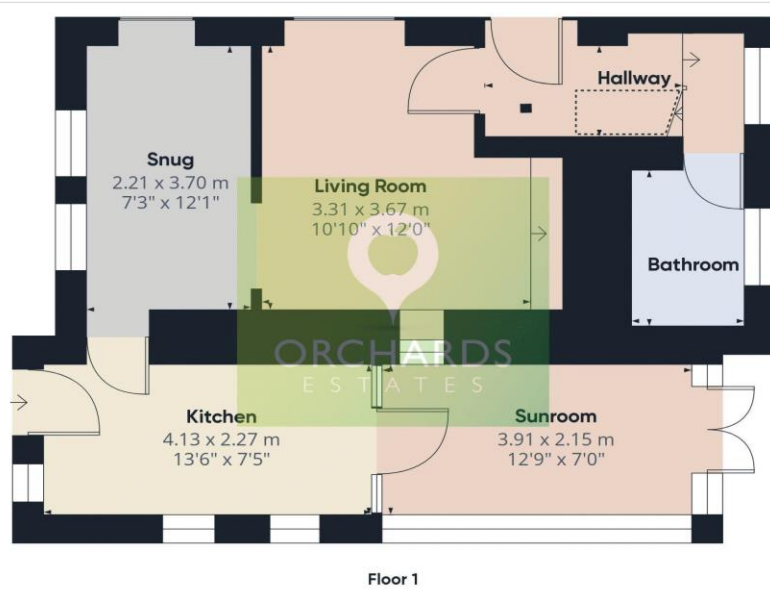
Parking

Accessed through a high set of double gates, the parking area is laid to a concrete base. To the side are several sheds with bin storage areas and to the rear is a raised garden area with a small seating area, ideal for a morning coffee.

Material Information

- Detached Freehold Property, c. 350 -450 years old.
- Grade II Listed with Thatch Roof.
- Council Tax Band: C.
- For Insurance purposes, all electrics, etc have been kept up to date by the vendor.
- There is an easement to allow access to maintain the tree.
- Mains Drainage, Water and Electricity.
- Oil Fired Central Heating (the boiler may not function as the vendor has not used this in several years.
- OFCOM: UltraFast 1,000Mbps Broadband Available
- Flood Zone 1: Low possibility of Flooding.





Approximate total area⁽¹⁾
 68.53 m²
 737.67 ft²

Reduced headroom
 0.83 m²
 8.94 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Directions

Using The Rose & Crown in East Lambrook as your starting point, this will either be on your right driving along Silver Street or on your left from Hawthorn Hill onto Owl Street. Following Owl Street towards New Cross for a short distance. You will see Scotts Lane on your left and this property is on the junction with Scotts Lane and Owl Street. We will leave the gates open so you can park at the property and one of our full-time team members will be there to show you around and answer any questions you may have.
<https://w3w.co/bedroom.cartoons.baseless>

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.