



**FOR SALE**

3 Parrett Cottages, Parrett Works, TA12 6AE

£269,000



**ORCHARDS**  
ESTATES



## NO ONWARD CHAIN

A rare opportunity to purchase one of these historic hamstone homes dating from the 1830's.

Formerly part of the Rope Works the original building was converted to 6 houses, this being the widest of the cottages and having the largest footprint.

These properties are rarely available on the open market, land registry tells us that only one property has been offered to the market in the last 20 years and that was a probate sale.

It's certainly true, once you are here, it's very hard to leave as you are situated in what feels like the middle of nowhere, yet in between South Petherton, Bower Hinton and Martock.

This is a property we recommend viewing if you are looking for seclusion, yet not too far from anywhere; nice neighbours who will become friends and offering a little bit of local history and with the River Parrett on your doorstep.



£269,000



## LOCATION

Parrett Works is a significant local landmark and the siting of a mill and ropeworks which served the local community at the height of the industrial revolution. Situated about 1 mile from South Petherton and 1 mile from Bower Hinton, this is a truly unique location which offers lots of walking routes through the surrounding countryside, a small number of neighbours, yet only a short distance to the many amenities which are on offer in both directions. Immediately beside the location is Castle Reclamation and the delightful Ranch Cafe and Deli. Many many more amenities and facilities are available in the up market town of South Petherton or the very well serviced and historic Martock allowing you to benefit from a wide range of local shops, cafes and stores as well as doctors surgeries, a hospital, vets, in fact, there are very few items you would struggle to obtain between these two towns with very little need to wander further afield.

### Approach

Parrett Works forms an impossible to miss feature in the heart of the countryside. To access this property you have 3 options.

**Option 1:** Vehicle access is provided on the Western side over a shared drive which is accessed from the main road. You can park in the 3rd bay, there is space for 3 vehicles here and we will meet you and bring you through the garden gate and up the path to the rear door.

**Option 2:** Pedestrian gate from the main road, the least used access point. This brings you across the rear of 2 neighbouring properties, handy if you want to pop around to the cafe.

**Option 3:** This is a vehicle access path, there is nowhere to park so we suggest only using this if you want to enter through the front door. Most owners use the rear over the garden access as this is direct to the parking area and have blocked up the front door to improve the seating space in the large living room.

### Living Space

Working from the rear access, you enter an enclosed

lean-to structure at the rear, ideal if you have pets or kids and want to decamp before entering the house. The rear hallway then offers more storage and practical space.

**Bathroom:** Set to the rear of the property this is a big room with bath, shower over, WC and wash basin built into a vanity unit.

**Kitchen:** A large, square room with views to the rear, timber frame storage and door opening to the stairs to the first floor.

**Living Room:** There is a large feature multi-fuel burner in the corner. Other owners along here have blocked up the front door which provides access to the exterior to maximise the usage of the space on offer.

### Upstairs

Stairs emerge to the landing which has a half window offering some natural light as well as a loft access hatch.

The principal bedroom is large with 2 storage areas and 2 windows.

2nd and 3rd bedrooms are also of a good size, ideal for kids or guest accommodation with space for a home office.

### Garden

The garden is set out in several areas and is accessed initially from the parking area through a timber gate to a patio laid area with 2 sheds, ideal for storage.

Trellis then separates this area to the main garden which is designed to be easily maintained with an abundance of mature growth along the borders.

At the upper end, there is gated access to the walkway which runs along all the properties and then to the house itself. Handily there is power and a tap available.

### Parking

Entrance to the parking area is off the main road and across the shared, hard surface access. The bay for parking is wide enough to accommodate 3 vehicles.

### Recorded Sale History of Parrett Cottages

2016 - 6 Parrett Cottages

2003 - 1 Parrett Cottages

2000 - 2 Parrett Cottages

1996 - 5 Parrett Cottages

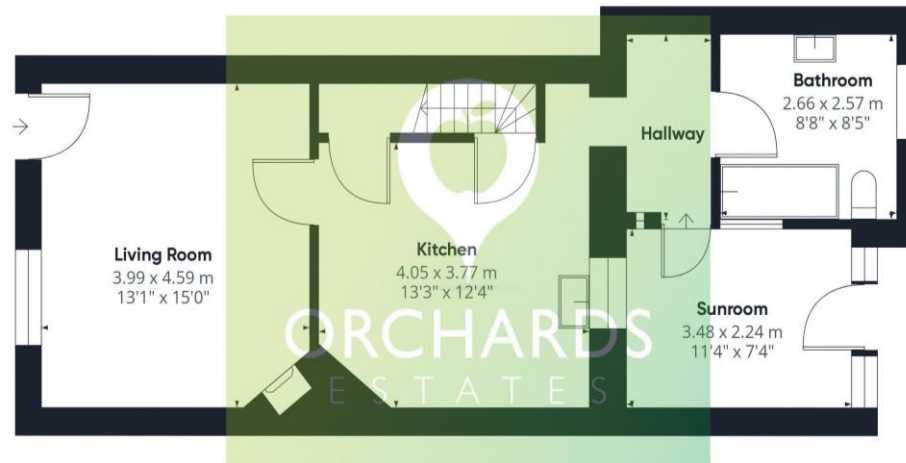
1994 - 3 Parrett Cottages



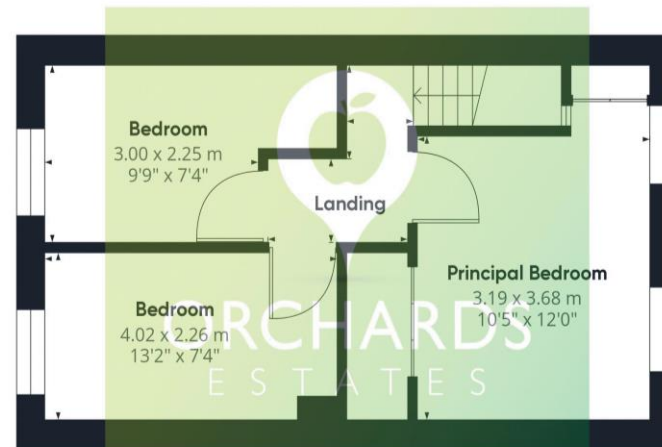


## Material Information

- Freehold Property Built c. 1830
- Council Tax Band: B
- EPC Rating: C
- Mains Gas, Water and Drainage
- Gas Fired Combi Boiler installed c. 2018
- Water Treatment is on a shared community system between all 6 properties at a cost of approx £10 per month
- Grade II Listed
- Timber windows to rear were replaced 4 years ago, front windows are 10+ Years
- Chimney has been lined, this has not been checked in several years
- Pedestrian access across all gardens over a concrete path with separate gates
- Flood Zone 2: The actual property itself is Flood Zone 1, however the boundary borders a flooding meadow. We have been informed by the vendors that the property has never flooded since their ownership in 1994 and according to their immediate neighbour who has lived here over 60 years, none of the properties have flooded in living memory
- Broadband: Standard Cable Broadband is low speed in the area due to the rural location. Living in the country we are used to this and there are alternative options. We tested wifi in the neighbouring cafe on 4th September at 5.6Mbps on an Android phone. We would suggest considering using a mobile network for broadband, we have a business associated who uses a commercial unit in Kellys Yard across the road and they have obtained 5G on the THREE Network with a network speed clocked at 60Mbps. We are also aware that 5G coverage is available in the area from EE. These figures are provided to give an indication of what is possible, we hereby advise that you should obtain your own confirmation of network coverage and speeds.



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>1)</sup>

89.15 m<sup>2</sup>  
959.6 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Directions

You can use the local focal point of Castle Reclamation or The Ranch Cafe as significant local landmarks. Just before you cross the river Parrett there is access, blink and you will miss it, to the parking spaces, simply drive along the shared road access and one of our team will be there to greet you and show you around.

<https://w3w.co/brief.collision.cherub>

<https://maps.app.goo.gl/B1smJ4GpV4Ycz7nBA>



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[www.orchardsestates.com](http://www.orchardsestates.com)



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