



FOR SALE

New Cross Court, West Lambrook, TA13 5HZ

£365,000



ORCHARDS
ESTATES

Nestled in the heart of the countryside within a charming small community, this three-bedroom barn conversion offers a perfect blend of rural tranquility and convenient access to local amenities in South Petherton.

Finished to a high standard throughout, the property features both a private garden and communal gardens, providing ample outdoor space.

Additionally, it includes parking, for two vehicles ensuring practicality alongside its picturesque setting.

£365,000



LOCATION

New Cross is situated just a few miles outside of South Petherton and East Lambrook. South Petherton is a small residential country town with a village atmosphere, 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 Entering the property from the carpark at the back, you walk up the rear garden path, you'll notice established hedging and fencing on both sides, framing a well-maintained back garden with a lawn and mature shrub borders. The back door to the property is located at the side of the barn conversion, offering a welcoming but private approach to this charming home.

Ground Floor Living Entering through the back door, you step into the:

Dining Room: This room features side and rear aspect windows, a wall radiator, and wooden flooring with underfloor heating. It is spacious enough to accommodate a dining table for six or more. Double glazed doors open into the:

Kitchen: Equipped with oak wall and base units, black worktops, and a rear aspect window, the kitchen has space for a large Rangemaster Cooker with an extractor fan above, as well as integrated appliances including a dishwasher and washing machine. The wooden flooring and underfloor heating continue in this room.

Off the dining room, you find the downstairs hallway leading to the

Cloakroom: Complete with a white hand wash basin, WC, and a heated towel rail. From the hallway, you enter the

Living Room: Through double glazed doors this room features a front aspect window, a wall radiator, and the front door to the property. This room includes a feature fireplace with an electric effect wood-burning stove and a ham stone hearth. A useful storage cupboard is also located here.

Back in the hallway, the stairs to the first floor are on your right-hand side.

First Floor Living Ascending the carpeted stairway to the first floor, you arrive at the landing, which features an airing cupboard and access to the loft. The area is enhanced by charming wooden beams.

Along the hallway, you will find:

Family Bathroom: This modern bathroom includes a full white suite with a shower over the bath, partial tiling, a heated towel rail, and a Velux window that allows natural light to flood the space.

Back on the landing, you will find the:

Master Bedroom: A spacious room with a front aspect window and a wall radiator. It offers ample storage space and benefits from an:

Ensuite: Featuring a side aspect window, this ensuite includes a modern white suite with a hand wash basin, WC, and shower cubicle. The room is partially tiled and equipped with a shaver point and a heated towel rail.

Bedroom 2: A smaller room located at the rear of the property, featuring a Velux window and a wall radiator.

Bedroom 3: A double room with a front aspect window, a wall radiator, and sufficient space for storage.

Garden and Parking New Cross Court features beautifully maintained gardens at both the front and rear of the property. The front garden, set back from a gravel path leading to the front door, includes a well-kept lawn with mature borders. Access to the rear garden is available through a side gate. The expansive rear garden is enclosed by mature trees, hedges, and borders, offering a large lawn area. A path leads to the back gate and the entrance to the gravelled parking area, where



there are two allocated parking spaces for vehicles. The gardens and communal grounds are meticulously maintained by the New Cross Court Management Company, with all property owners at New Cross Court serve as directors of this company.

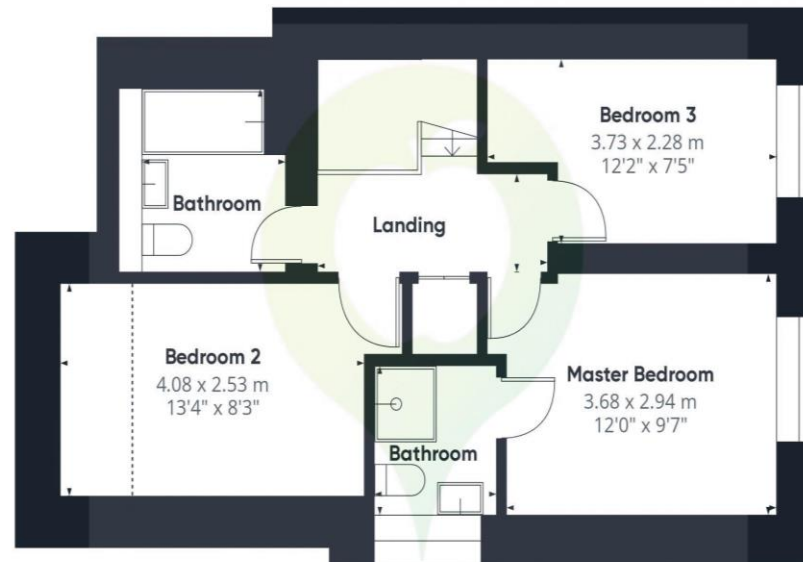
Material Information

- Freehold Property, Barn Conversion converted to residential use in the 2007
- Council Tax Band: E
- EPC Rating: D (66)
- Mains water, gas and electric
- Oil Tank
- Combi Boiler - Located in the kitchen cupboard, installed in 2007 and we are reliably informed by the vendor that this is regularly serviced
- Double Glazing - Installed 2007
- Loft access - not currently boarded
- Rear Gate - Access from carpark
- Gardens, private drainage and rounds are maintained by New Cross Management Company. All home owners at New Cross Court are Directors of this company, £90 pcm
- Broadband: OFCOM: Ultrafast 1800Mbps available
- Flood Zone 1 - Low risk of flooding from rivers and sea

*Dependent on usage



Floor 1



Floor 2



Approximate total area¹⁸

93.3 m²
1004.29 ft²

Reduced headroom

2.36 m²
25.35 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

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