



**FOR SALE**

Prigg Lane, South Petherton, TA13 5BX

**£350,000**



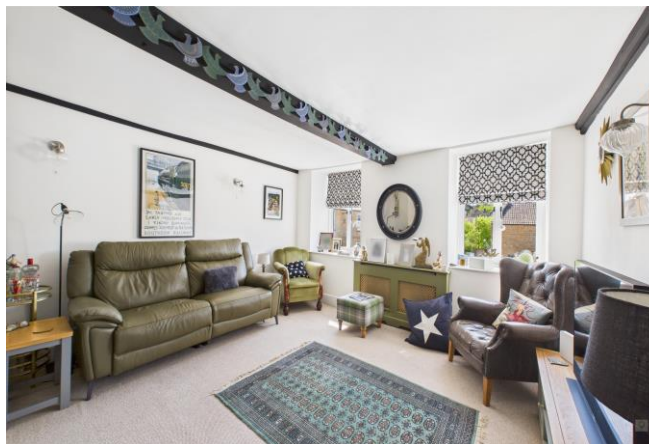
**ORCHARDS**  
ESTATES

The Old Off Licence is a distinguished mid-terrace home located on Prigg Lane in South Petherton.

The property dates back to c. 1850, originally formed as part of an old brewery, and this property was originally the Off Licence Store.

The charming home spans three floors, featuring three well-appointed bedrooms and two elegant reception rooms, offering both ample space and character.

£350,000



## 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

Nestled along the charming Prigg Lane, this property boasts an enviable roadside location that combines convenience with a touch of tranquility. The entrance, set back slightly from the street, welcomes you with a stunning wooden front door, adorned with an elegant top-glazed panel. This exquisite feature not only enhances the home's curb appeal but also infuses it with unique character and timeless charm.

## Ground Floor Living

Upon entering through the front door, you're greeted by an inviting hallway with a staircase directly ahead, creating a seamless flow.

**Kitchen:** This beautifully spacious kitchen boasts a range of elegant shaker-style floor units, complemented by a wooden worktop. At its heart, a striking Rangemaster cooker (can be purchased separately) is recessed within what was once a fireplace, creating a charming focal point that enhances the room's character. There is also space for a large fridge freezer and built in appliances, such as a dishwasher, washing machine and tumble dryer. Natural light floods in through two front-facing windows, adorned with stylish wooden interior shutters that add a touch of warmth and refinement. Additional features include a convenient walk-in pantry and at the centre of the room sits a kitchen island with useful

storage space.

**Dining Room:** Opposite the hallway is the inviting dining room, featuring a striking fireplace as the centerpiece with electric wood burning stove. Two front-facing windows with wooden shutters allow natural light to fill the room. Charming wooden floors, wall-mounted radiators, exposed ceiling beams, and modern ceiling spotlights enhance both character and comfort. There is ample space for a large dining table accommodating six or more - ideal for family gatherings and entertaining guests.

Adjacent to the sitting room, is the

**Study:** The study is an ideal workspace for those working from home. It boasts wooden floors, exposed ceiling beams, and thoughtfully placed wall lights. The study provides access to a convenient storage room, offering practical space for household essentials.

Adjacent to the study, is another entrance to this home.

**Porch:** Additionally, there is access to a porch from Prigg Lane, perfect for coat and shoe storage.

## First Floor

Ascending a small flight of stairs leads to

**Living Room:** This is a beautifully light room, featuring two front aspect windows which overlooks South Petherton, exposed beams and a wall radiator, along with a storage cupboard. Currently used as a living room but could easily be converted back to a bedroom. Next to the living room is the

**Family Bathroom:** Is thoughtfully designed with a white suite, including a feature rolltop bathtub with claw feet, with an overhead shower, a vintage style hand wash basin, and a WC (with a high wall mounted cistern). Partially tiled for practicality and aesthetic appeal, the room also features a spacious airing cupboard, a front-facing window, and a heated towel rail for added



comfort.  
Down a few steps on the landing is

**Bedroom 1:** Boasting a stunning fireplace as a beautiful focal point. This bedroom has a front aspect window looking down on to South Petherton, along with a wall radiator and has direct access to a cloakroom with a toilet and washbasin.

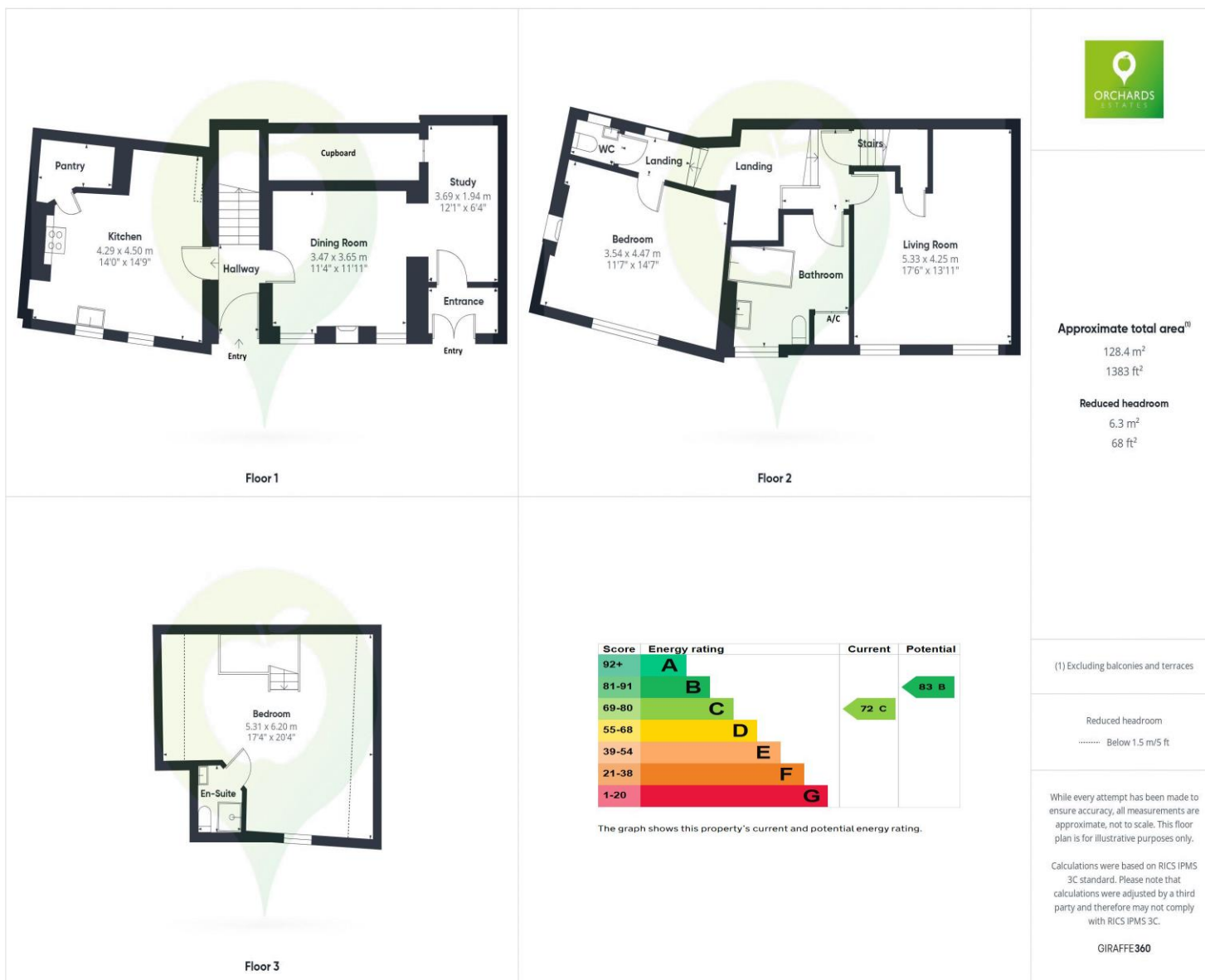
**Top Floor** Up some stairs is the

**The Attic Room:** is a generously sized bedroom, offering both comfort and character. A front-facing window (with wooden shutters) illuminates the space, while exposed ceiling beams and wall-mounted radiators enhance its warmth and appeal. There is also a Velux window adding additional light to this charming room. This bedroom also benefits from a

**Ensuite:** with a walk-in shower, with white vintage style hand wash basin, and WC. This room is partially tiled for practicality.

#### Material Information

- Freehold Property, Built c 1850
- Council Tax Band - B
- EPC- Rating C
- Mains Drainage, water, gas and electric
- Boiler:- Approx 8 years old, we are reliably informed by the vendor that this is serviced yearly
- Fridge, washing machine, dishwasher, blinds and shutters included in the sale
- Flood Zone 3:- Land within flood zone 3 has a high probability of flooding from rivers and the sea.



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