



Middle Street, Shepton Beauchamp, TA19 0LE

£275,000



ORCHARDS
ESTATES

Located in the heart of the village, this charming two-bedroom terraced cottage offers a wonderful blend of character, space, and comfort.

The generous living and dining room is the true heart of the home, featuring a welcoming multi-fuel stove that adds warmth and atmosphere throughout the seasons.

The kitchen is well laid out and practical, complemented by a separate utility room that enhances everyday convenience. Upstairs, two spacious bedrooms provide peaceful retreats, each filled with natural light and offering ample room for rest and relaxation.

The family shower room is modern and thoughtfully designed, making excellent use of space while maintaining a fresh, stylish feel.

Outside, the private patio garden is a delightful extension of the home—perfect for morning coffee, evening drinks, or simply enjoying the fresh air in a quiet setting.

With its timeless appeal and well-proportioned layout, this cottage is ideal for those seeking a home with soul, whether as a full-time residence or a weekend escape.



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LOCATION

Shepton Beauchamp is a favoured village situated about four miles east of Ilminster, surrounded by open farmland with a good range of local amenities which include a village store, Hair Salon, Beauty Salon, Primary School, Public House and Parish Church. There is also a recreation ground in the village. Ilminster is within easy reach and offers a wider range of shopping facilities and amenities. Ilminster 4 miles, South Petherton 3, Yeovil 12, Taunton 15 miles.

Approach

A handsome hamstone front offers direct access from the pavement, blending charm with convenience.

Ground Floor Living

Living Room: A front-facing sash window with traditional shutters floods the room with natural light, beautifully showcasing the quarry tiled floor and the characterful fireplace complete with a multi-fuel stove—a cosy focal point for the space. Beneath the window, a radiator provides discreet warmth while preserving the room's period charm. A staircase rises to the first floor, adding architectural interest and a sense of flow, as the lounge opens seamlessly into the dining area, perfect for entertaining or relaxed family living.

Dining Room: Generously sized for entertaining or family meals, the dining area features a side-aspect sash window that brings in natural light, with a central radiator for year-round comfort and a seamless flow from the living room.

Utility: Designed for convenience, the utility room offers space for a washing machine and fridge, houses the boiler, and provides access to the garden via a rear door. A double-glazed side door adds extra light and access to the side window and door for cleaning and maintenance.

Kitchen: The kitchen combines contemporary style with traditional charm, showcasing sleek Grey Howdens fitted units and a classic butler-style sink. Appliances include an oven, hob, extractor fan, and dishwasher, offering modern convenience within a thoughtfully designed layout. A rear-facing window frames peaceful views of the garden, allowing natural light to flood the space and create a bright, welcoming atmosphere.

First Floor Living

Bedroom One: A large double bedroom showcasing a beautiful decorative ceiling and two front-facing sash windows with shutters. An alcove offers practical wardrobe space, and a radiator ensures year-round comfort.

Bedroom Two: A comfortable double bedroom featuring a double-glazed window, radiator for warmth, and a loft hatch offering convenient access to additional storage space.

Family Bathroom: Well-appointed with a low-level WC, sink, and a large shower unit, the bathroom features classic tongue-and-groove panelling and a heated towel rail for added comfort. An airing cupboard provides practical storage.



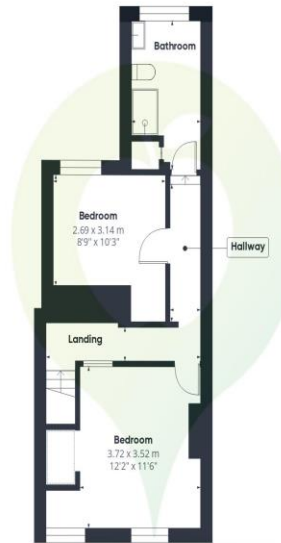
Garden

A gravelled area by the back door leads to attractive hamstone-bordered steps rising to a raised patio—perfect for outdoor dining. A pergola-covered seating area adds character and shade, while practical features include an oil tank and garden shed

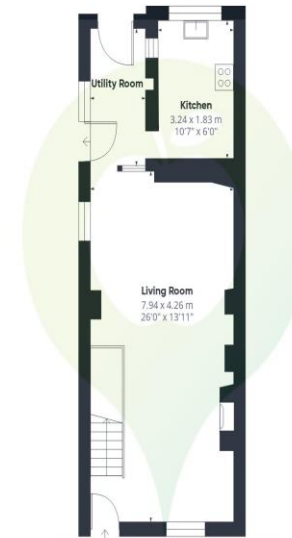
Material Information

- Freehold Property CC 1870
- EPC- E
- Council Tax Band - B
- Oil Central Heating
- Mains Water, Drainage and Electricity
- On road parking
- Immersion Boiler and Boiler in Utility Room
- Floodzone – 1 – Very Low Risk
- Broadband- 80 Mbps
- Loft- Fully Boarded
- NO CHAIN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Floor 1



Floor 2



Approximate total area⁽¹⁾
82.8 m²
892 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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