



FOR SALE

Wyndley, North Street, Shepton Beauchamp, TA19 0LW

£200,000



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NO ONWARD CHAIN - CHARACTER COTTAGE WITH POTENTIAL

Nestled in one of the area's most sought-after villages, this delightful three-bedroom cottage which would benefit from updating internally. Offering an ideal opportunity for first-time buyers or those looking to create a bespoke home full of character.

Brimming with period charm, the property features exposed beams and a warm, inviting atmosphere.

It presents exciting potential for personalisation, making it a perfect canvas for those wishing to tailor the interiors to their own style.

The ground floor comprises a spacious lounge and dining area, centred around a multi-fuel burner.

The well-designed kitchen provides ample storage and everyday functionality, while the modern family bathroom includes both a bath and a separate shower cubicle for added convenience.

Upstairs, you'll find three bedrooms: two generous doubles and a versatile single room, ideal as a guest bedroom, nursery, or home office.

Outside, the private garden offers a tranquil space for alfresco dining, gardening, or simply enjoying the fresh countryside air.

£200,000



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 Café/ village store, 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

Steps lead from the pavement on North Street to the double-glazed front door, highlighting the property's slightly elevated position.

Ground Floor Living

Accessed from the entrance hall, the **lounge** features a period fireplace and exposed beams, with a front-facing window allowing natural light to brighten the space.

The **dining room**, located between the lounge and kitchen, includes a multi-fuel burner set in a characterful fireplace, exposed beams, and a useful under-stairs storage cupboard.

The **kitchen** is well-appointed with wooden fitted units, a breakfast bar, and quality appliances including a Neff cooker, microwave, hob, and integrated fridge, washing machine, and dishwasher. A side-aspect window adds natural light.

At the rear, a **wooden lean-to** provides direct access to the garden.

The **bathroom** offers a modern, fully tiled white suite with a full-size bath, separate shower cubicle, and WC.

First Floor Living

The landing provides access to all upstairs rooms and includes a loft hatch, offering additional storage potential.

Bedroom One is a spacious double with a rear-aspect window overlooking the garden, creating a peaceful

retreat. Period beams add character to the space.

Bedroom Two is a bright double room with a front-aspect window that allows plenty of natural light.

Bedroom Three is a flexible space, suitable as a single bedroom, nursery, home office, or study. It features a front-facing window and includes an airing cupboard for useful storage.

Garden

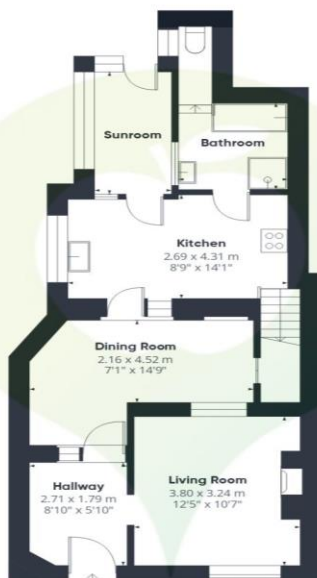
To the rear, a paved area provides space for bin storage and a pleasant spot for a bistro table—ideal for outdoor dining. Steps lead up to a lawned garden bordered by mature shrubs and fruit trees, offering a peaceful and private setting.

A shed and an original coal shed provide practical storage options, the coal shed has a power supply and currently houses a freezer and tumble dryer.

Material Information

- Freehold property - c.1800's
- EPC- G
- Council Tax Band-B
- Mains Water, Drainage and Electric
- Electric Radiators in most rooms
- Immersion tank in airing cupboard
- Multi Fuel Burner - last swept 2024
- Loft Ladder- Boarded and lighting
- Flood Zone 1 - Low risk of flooding from rivers and sea
- Broadband Ofcom - Superfast 71 mbps fibre available
- Please note, the property features an asbestos roof over the downstairs bathroom This has been factored into the asking price. We have had a quote for removal, so please ask for details
- In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the proposed sale of this property. The property is being sold by a member of staff within Orchards Estates Ltd

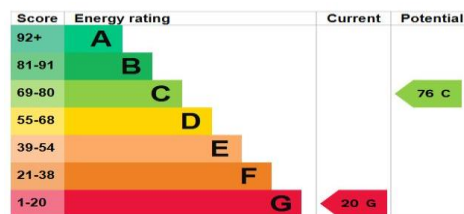




Floor 1



Floor 2



The graph shows this property's current and potential energy rating.



Approximate total area⁽¹⁾

83 m²
894 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.

GIRAFFE360



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