



Old Brewery Cottage

High Street, West Lydford, TA11 7DQ

George James PROPERTIES

EST. 2014

Old Brewery Cottage

High Street, Somerton, TA11 7DQ

Guide Price - £1,100,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Old Brewery Cottage is a substantial detached family home, formed and extended around the original building the property has been beautifully designed to create stunning open plan living space. The large open plan kitchen and living area is the heart of the home opening to a beautiful garden sitting room with lantern window and doors to the large patio. To the first floor there are three large bedrooms all with en-suite facilities. Set in 4.5 acres of gardens and paddocks with river frontage to the River Brue. The house comes with a range of large outbuildings and stabling, the property offers excellent equestrian facilities within this sought after village.

Services

Mains water, drainage and electricity are all connected. Propane gas provides underfloor heating to the ground floor rooms and radiators to the first floor. Council tax band D.

Amenities

Situated within the lovely sought after village of West Lydford with a selection of stone period properties. The house is on the edge of the village and enjoys beautiful far reaching views to the west. The village has a church and there is garage with shop nearby. West Lydford is known for its wonderful walks along the river and neighbouring apple orchards. There are further amenities in nearby Keinton Mandeville, Castle Cary and Somerton A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

Entrance Porch

Part glazed entrance door leads to the porch with built in cupboard.

Entrance Hall 15' 2" x 8' 10" (4.63m x 2.70m)

This spacious entrance hall has built in coat and shoe storage, a staircase with glass balustrade leads to the first floor.

Utility Room 8' 10" x 9' 0" (2.70m x 2.74m)

With glazed door to the side, range of fitted units with oak surfaces and sink, space for washing machine and tumble dryer.



WC

With low level WC and wash hand basin.

Kitchen/Living Room 28' 4" x 22' 6" (8.63m x 6.87m)

Glazed double doors from the hallway lead to the stunning open plan kitchen/living area. This spacious room has windows to the front and side with a high quality fitted kitchen comprising base units and full height storage cupboards. Central to the kitchen is a large island with breakfast bar and double Belfast sink with mixer tap and boiling water feature. The kitchen comes with fitted appliances including wine fridge, dishwasher and range cooker with extractor hood over.

Garden Sitting Room 24' 7" x 13' 5" (7.50m x 4.10m)

A large opening leads to this wonderful, bright sitting room with large lantern roof window and doors opening to the patio and gardens.

Snug/Media Room 12' 11" x 12' 7" (3.93m x 3.83m)

With window to the rear. This room could be used as a fourth bedroom if required.

Landing

A turned staircase with two roof windows leads to the landing.

Bedroom 1 20' 3" max x 14' 6" max (6.17m max x 4.42m max)

With windows to the front and rear. Radiator, eave storage and wall lights.

En-Suite Bathroom 8' 9" x 7' 8" (2.67m x 2.34m)

With window to the rear, bathroom suite comprising low level WC, wash hand basin and shower cubicle with mains shower. Deep soaking tub. Heated ladder towel rail and underfloor heating.

Bedroom 2 12' 5" x 10' 9" (3.78m x 3.28m)

With window to the side and round stained glass window to the front. Radiator.

En-Suite Shower Room

With low level WC, vanity wash hand basin and shower cubicle with mains shower. Heated ladder towel rail and underfloor heating.

Bedroom 3 12' 10" x 8' 8" (3.92m x 2.65m)

With windows to the rear and side. Radiator.

En-Suite Shower Room

With low level WC, vanity wash hand basin and shower cubicle with mains shower. Heated ladder towel rail and underfloor heating.

Outside

The house is approached via vehicular gates to a large gravel driveway with ample parking and access to the garage. A gravel driveway continues to the rear of the outbuildings where it is possible to park and store larger vehicles and trailers etc. To the



immediate rear of the house is a large patio overlooking the formal lawned gardens with views over the paddocks and countryside beyond. A path leads to the 'Hobbit' house or log garden cabin which is a fantastic entertaining space with fitted seating, BBQ/Firepit and power/light and internet connected.

Garage 24' 1" x 12' 4" (7.35m x 3.76m)
Electric garage door, power and light.

Plant Room
With boiler, hot water cylinder and water softener.

Barn 28' 9" x 18' 7" (8.76m x 5.66m)

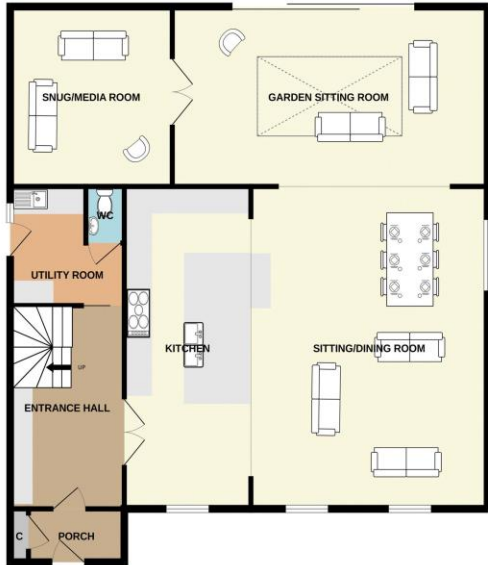
Stable Block
With two loose boxes and tack room.

The paddocks are enclosed with stock fencing and have mains water to troughs.





GROUND FLOOR
1441 sq.ft. (133.9 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.

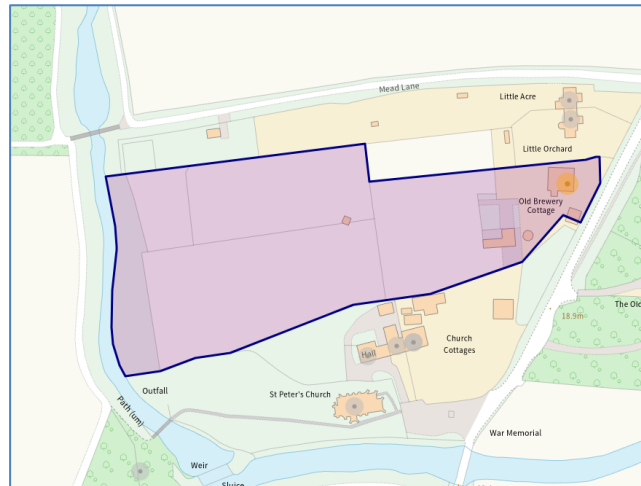


TOTAL FLOOR AREA : 2156 sq.ft. (200.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		50
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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